



Arlington Zoning Board of Appeals

Date: Tuesday, December 6, 2022
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

You are invited to a Zoom meeting.
When: Dec 6, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
https://town-arlington-ma-us.zoom.us/meeting/register/tZcrcumopzMuHdYpsdP2oOXqXHpVSt_9Sfhr

After registering, you will receive a confirmation email containing information about joining the meeting.

Hearings

- 2. Docket # 3725 : 160 Wollaston Avenue**
- 3. Docket # 3726 : 320 Appleton Street**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

You are invited to a Zoom meeting.

When: Dec 6, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/join/tZcrcumopzMuHdYpsdP2oOXqXHpVSt_9Sfhr

After registering, you will receive a confirmation email containing information about joining the meeting.

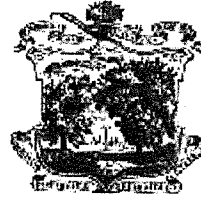


Town of Arlington, Massachusetts

Docket # 3725 : 160 Wollaston Avenue

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_Package_160_Wollaston_Avenue.pdf	ZBA Package 160 Wollaston Avenue



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 NOV -4 AM 9:35

Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Kesiena Owbo-Ovuakporie** of Arlington, Massachusetts on October 26, 2022, a petition seeking permission to alter his property located at **160 Wollaston Avenue - Block Plan 175.0-0010-0003.3** Said petition would require a Special Permit under **Section 5.3.9 (A)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening December 6, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtlBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9) **for documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at www.arlington.gov/zba.**

DOCKET NO 3725

Zoning Board of Appeals

Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Kesiena Owbo-Ovuakporie

to the Zoning Board of Appeals for the Town of Arlington:

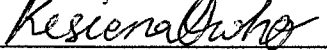
Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

We would like relief from the rear setback of 20'. The new roof and wall structure over the
basement stair will project into the rear setback area by 7.3', and will be 12.7' from the rear lot line.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 160 Wollaston Ave. with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

We would like to build (3) walls and a roof over the concrete stair down to the basement.

It will replace the steel bulkhead.

E-Mail: kesiena115@gmail.com Signed:  Date: 10/26/2022

Telephone: 610-425-8641 Address: 160 Wollaston Avenue, Arlington MA

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

(5.3.9.) Projections into Minimum Yards - A

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

This change will allow for a full size egress door rather than a bulkhead style hatch. It will make
access easier for the home owner, and their elderly parents.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The requested change is located at the rear of the house and is not visible from the public way.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The new house has its own cultec system for stormwater which will prevent the overloading of the
public water, drainage or sewer system.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

We believe the new stair roof and wall structure is not a substantially different use, or detrimental to the neighborhood.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

This change is located at the back of the house and not visible from the street, therefore will not be detrimental to the health or welfare of the district.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

This change is located at the back of the house and not visible from the street, therefore will not be detrimental to the health or welfare of the district.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

1. Property Location: 160 Wollaston Avenue, Arlington, MA Zoning District: R1

2. Present Use/Occupancy: Single Family No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4679 Sq. Ft.

4. Proposed Use/Occupancy: single family No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4679 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6053	6053	min. 6000
7. Frontage (Ft.)	62	62	min. 60
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage (%)	31.8	31.8	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. NA
11. Front Yard Depth (Ft.)	28.4	28.4	min. 25
12. Left Side Yard Depth (Ft.)	10.1	10.1	min. 10
13. Right Side Yard Depth (Ft.)	10.2	10.2	min. 10
14. Rear Yard Depth (Ft.)	21.9	21.9	min. 20
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	34.3	34.3	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2784	2784	
17A. Landscaped Open Space (% of GFA)	43.8	43.8	min. 10
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4179.4	4179.4	
18A. Usable Open Space (% of GFA)	42.1	42.1	min. 30
19. Number of Parking Spaces	2	2	min.
20. Parking area setbacks (if applicable)	NA	NA	min.
21. Number of Loading Spaces (if applicable)	NA	NA	min.
22. Type of construction	V	V	N/A
23. Slope of proposed roof(s) (in. per ft.)	NA	2 (rubber)	min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 160 Wollaston Avenue, Arlir Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>6053</u>	<u>6053</u>
Open Space, Usable	<u>4179.4</u>	<u>4179.4</u>
Open Space, Landscaped	<u>2784</u>	<u>2784</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

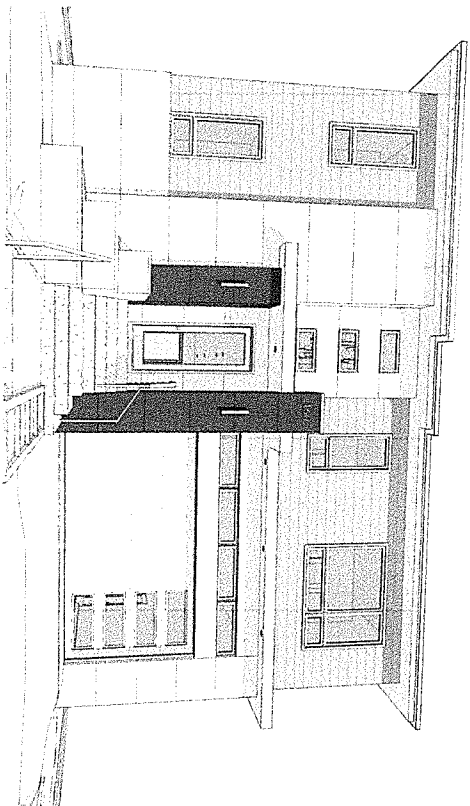
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>NA</u>	<u>NA</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1344</u>	<u>1344</u>
1 st Floor	<u>1856</u>	<u>1856</u>
2 nd Floor	<u>1479</u>	<u>1479</u>
3 rd Floor	<u>NA</u>	<u>NA</u>
4 th Floor	<u>NA</u>	<u>NA</u>
5 th Floor	<u>NA</u>	<u>NA</u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>NA</u>	<u>NA</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>NA</u>	<u>NA</u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u>4679</u>	<u>4679</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

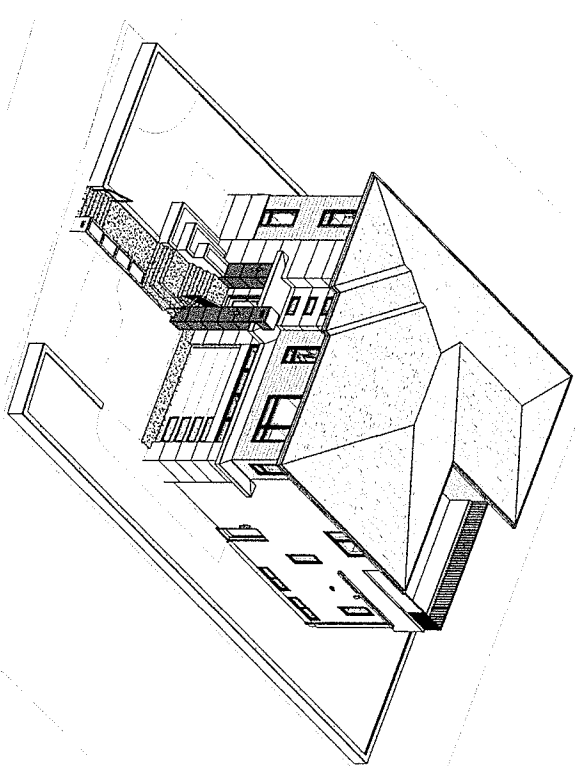
<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>2784</u>	<u>2784</u>
Landscaped Open Space (% of GFA)	<u>43.8</u>	<u>43.8</u>
Usable Open Space (Sq. Ft.)	<u>4179.4</u>	<u>4179.4</u>
Usable Open Space (% of GFA)	<u>42.1</u>	<u>42.1</u>

This worksheet applies to plans dated 08/08/2022 designed by Preston Design, Inc.

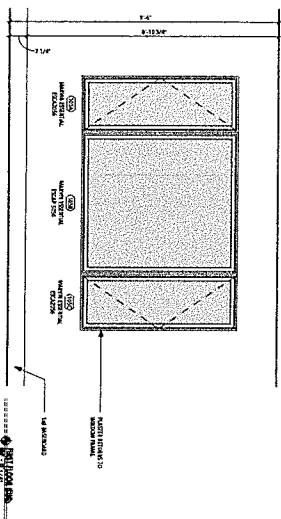
Reviewed with Building Inspector: _____ Date: _____



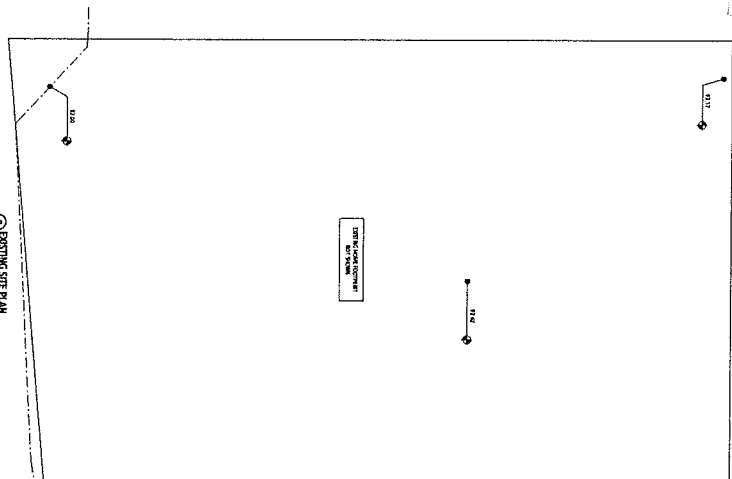
⑤ FRONT PERSPECTIVE



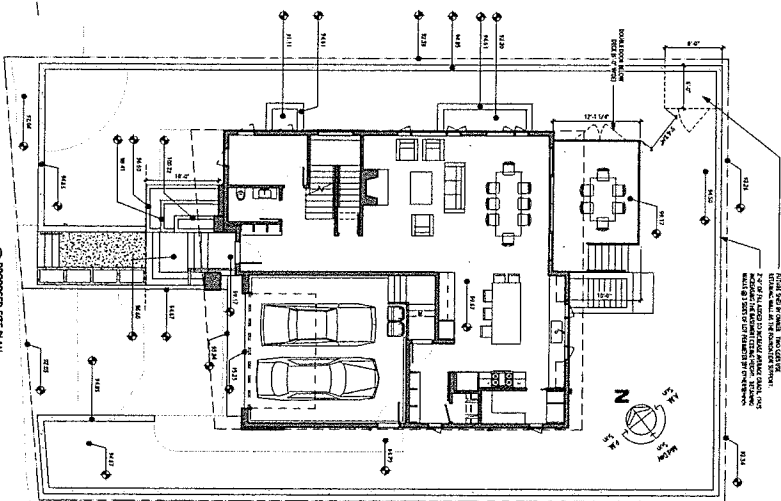
③ SITE ACTION



④ **TYPICAL INTERIOR CASING**
1/2" = 1'-0"



② DISTINGUISHING PLAN
US-14



① PROPOSED SITE PLAN
1/4" = 1' 0"

AO.1

SHEET #	1
DATE	AUGUST 12, 2022
BY	AS
SCALE	AS INDICATED
CLIENT	RESINA & ASSOCIATES
PROJECT #	000-00000000
SHEET #	254

SHEET NAME: SITE PLANS, SITE AXON AND TYPICAL INTERIOR CASING

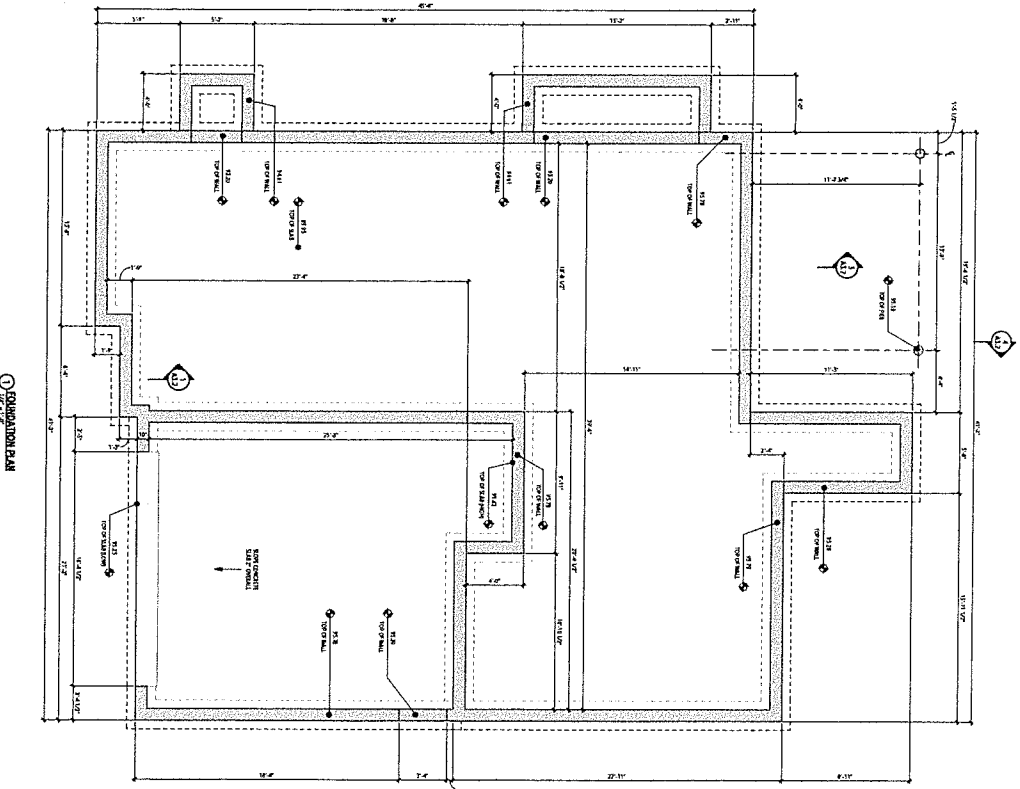
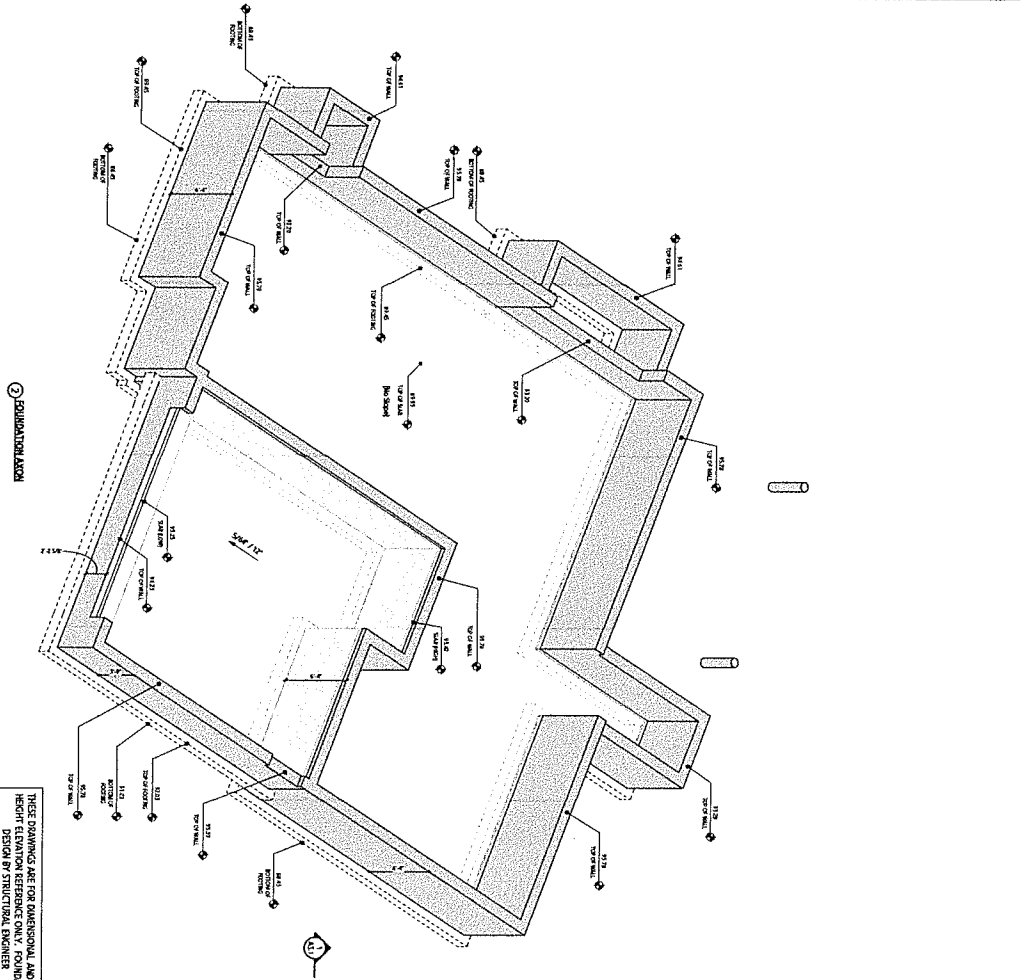
REVISION #	DATE
------------	------

PROJECT NAME:
THE OWHO-OVUAKPORIE RESIDENCE

PROJECT ADDRESS:
160 WOLLASTON AVENUE, ARLINGTON, MA 02476

DOCUMENTS ISSUED FOR: **FOR PERMIT AND CONSTRUCTION**

PRESTON DESIGN INC
50 MAGNOLIA WAY
BRIDGEWATER, MA 02522
DIRECT: 401.573.2922
EMAIL: nicholaprestondesign@gmail.com
WEBSITE: www.prestondesign.com
PDF FILE NAME:
027-160 William-Ave-Construction-Set August 8 2022



THESE DRAWINGS ARE FOR DIMENSIONAL AND WALL HEIGHT ELEVATION REFERENCE ONLY. FOUNDATION DESIGN BY STRUCTURAL ENGINEER

THESE DRAWINGS ARE FOR DIMENSIONAL AND WALL HEIGHT ELEVATION REFERENCE ONLY. FOUNDATION DESIGN BY STRUCTURAL ENGINEER

A02

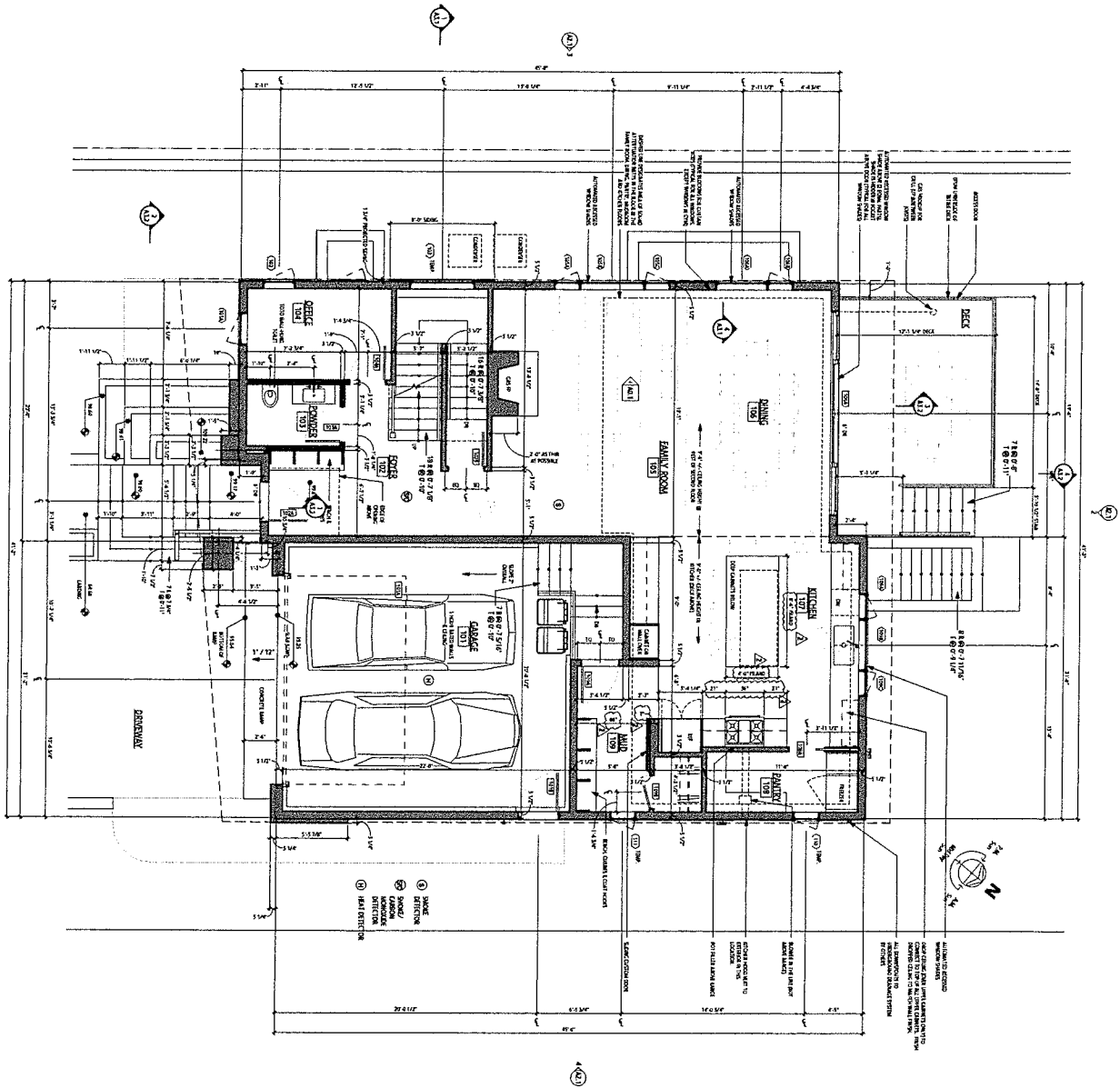
PROJECT: 180 WOLLASTON AVENUE, ARLINGTON, MA 02478
CLIENT: THE OWHO-OVUAKPORIE RESIDENCE
ARCHITECT: ADARST & SONZ
DATE: 10/1/2023
SHEET: 11 OF 50

FOUNDATION PLAN & AXON

REVISION #	DATE	DESCRIPTION

PROJECT NAME: THE OWHO-OVUAKPORIE RESIDENCE
PROJECT ADDRESS: 180 WOLLASTON AVENUE, ARLINGTON, MA 02478
DOCUMENTS ISSUED FOR: FOR PERMIT AND CONSTRUCTION

PRESTON DESIGN INC
11 of 50
180 WOLLASTON AVENUE, ARLINGTON, MA 02478
TEL: 617.552.2922
EMAIL: info@prestdesign.com
WEBSITE: www.prestdesign.com
PLOT FILE NAME: 180 WOLLASTON AVENUE CONSTRUCTION SET August 8, 2023



1 FIRST FLOOR PLAN

THIS DRAWING IS THE PROPERTY OF PRESTON DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PRESTON DESIGN INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PRESTON DESIGN INC. IS PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD PRESTON DESIGN INC. HARMLESS FROM AND AGAINST ALL SUCH REUSE OR MODIFICATION. THE USER OF THIS DRAWING AGREES TO HOLD PRESTON DESIGN INC. HARMLESS FROM AND AGAINST ALL SUCH REUSE OR MODIFICATION. THE USER OF THIS DRAWING AGREES TO HOLD PRESTON DESIGN INC. HARMLESS FROM AND AGAINST ALL SUCH REUSE OR MODIFICATION.

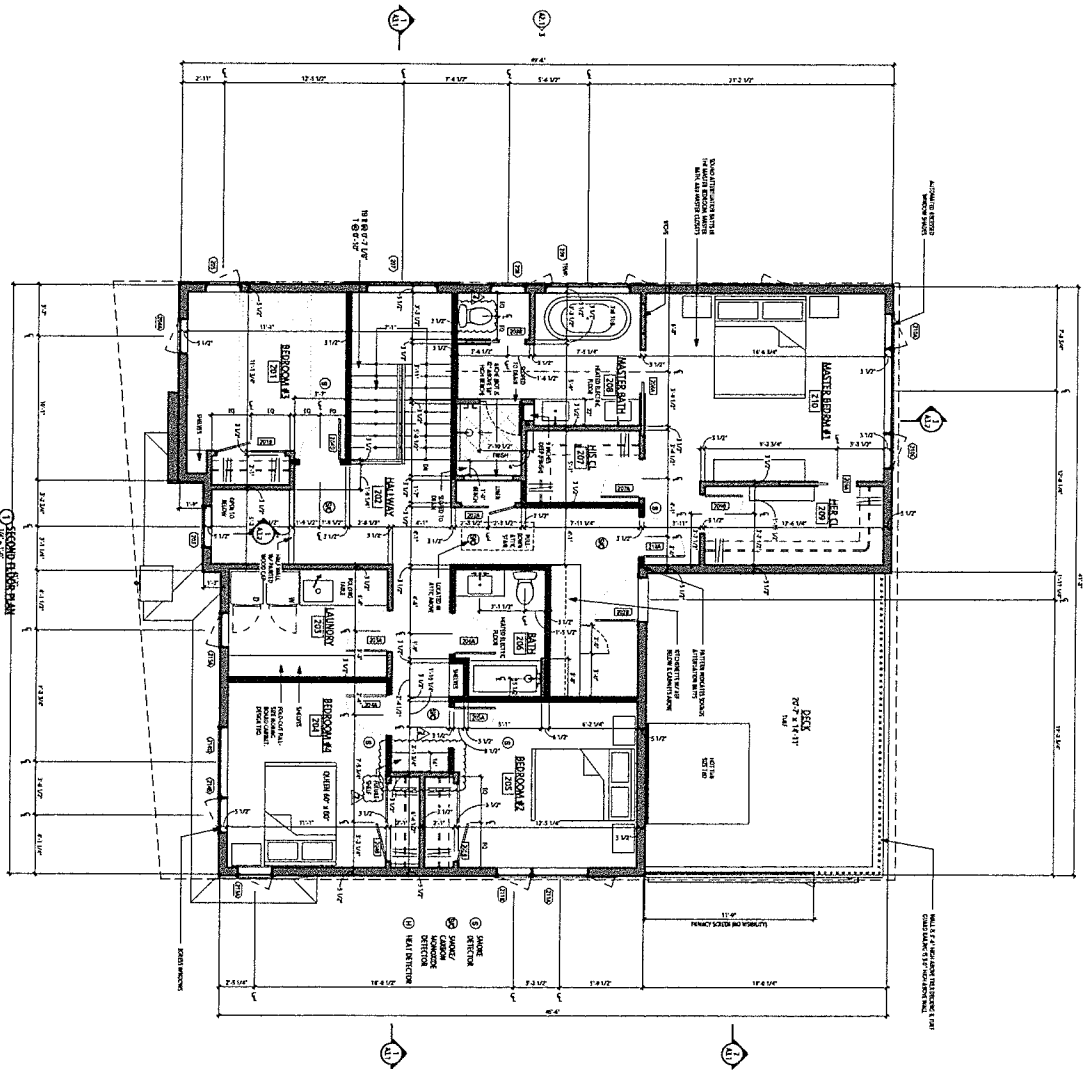
A1.1

SHEET NAME:	
FIRST FLOOR PLAN	
DESIGNER	ADAM L. BORD
DATE	AUG 17, 2022
CLIENT	OWHO-OVUAKPORIE RESIDENCE
PROJECT #	2022

REVISION #		DATE	DESCRIPTION
1	REV 1.0	08/17/2022	INITIAL DESIGN
2	REV 2.0	08/17/2022	FINAL DESIGN

PROJECT NAME:	
THE OWHO-OVUAKPORIE RESIDENCE	
PROJECT ADDRESS:	
180 WOLLASTON AVENUE, ARLINGTON, MA 02476	
DOCUMENTS ISSUED FOR:	
FOR PERMIT AND CONSTRUCTION	

PRESTON DESIGN INC	
30 BROADWAY, 4TH FLOOR	NEWTON, MA 02459
PHONE: 617.552.2922	EMAIL: info@prestdesign.com
WEBSITE: www.prestdesign.com	FOR FILE NAME:
1027 160 Wollaston Ave. Construction Set August 0, 2022	



THIS DRAWING IS THE PROPERTY OF PRESTON DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRESTON DESIGN INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

A1.2

PROJECT #
CLIENT
ARCHITECT
DESIGNER
DATE
REVISION
DATE
REVISION
DATE
REVISION
DATE
REVISION

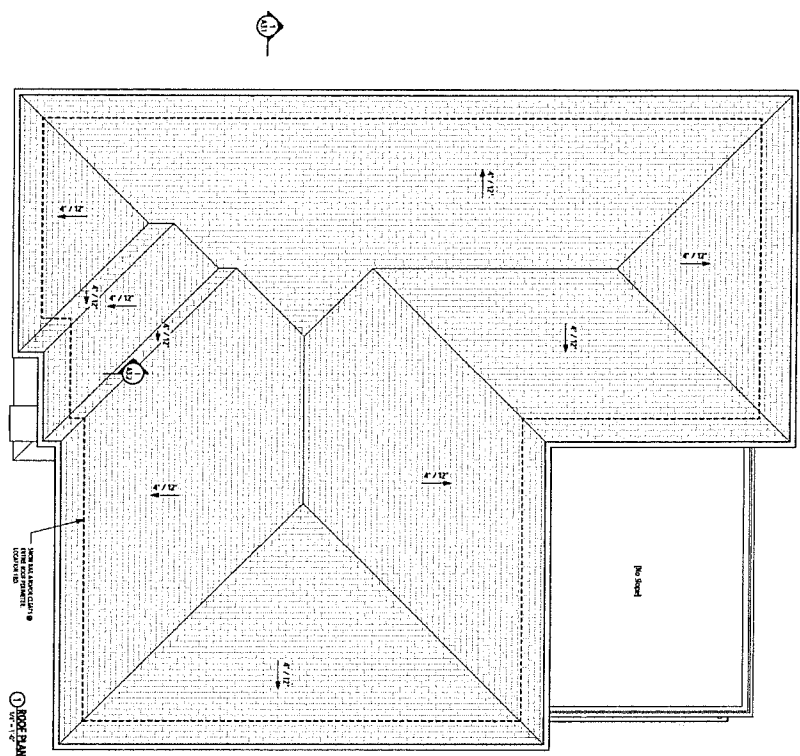
SHEET NAME:
SECOND FLOOR PLAN

REVISION #	DATE	DESCRIPTION
1	JULY 20, 2022	REVISED
2	MAY 17, 2022	REVISED

PROJECT NAME:
THE OWHO-OVUAKPORIE RESIDENCE
PROJECT ADDRESS:
160 WOLLASTON AVENUE, ARLINGTON, MA 02476
DOCUMENTS ISSUED FOR: FOR PERMIT AND CONSTRUCTION

PRESTON DESIGN INC.
30 LANGKILAN WAY
BROOKFIELD, MA 01507
DIRECT: 401.573.2922
PHONE: 401.573.2922
FAX: 401.573.2922
WWW.PRESTONDESIGN.COM
PLOT FILE NAME:
02-160 Wollaston Ave Construction Set August 8, 2022

14 of 50



Project name		Start date	End date	Project code
1	Project 1	1/1/2020	31/12/2020	1
2	Project 2	1/1/2020	31/12/2020	2
3	Project 3	1/1/2020	31/12/2020	3
4	Project 4	1/1/2020	31/12/2020	4
5	Project 5	1/1/2020	31/12/2020	5
6	Project 6	1/1/2020	31/12/2020	6
7	Project 7	1/1/2020	31/12/2020	7
8	Project 8	1/1/2020	31/12/2020	8
9	Project 9	1/1/2020	31/12/2020	9
10	Project 10	1/1/2020	31/12/2020	10
11	Project 11	1/1/2020	31/12/2020	11
12	Project 12	1/1/2020	31/12/2020	12
13	Project 13	1/1/2020	31/12/2020	13
14	Project 14	1/1/2020	31/12/2020	14
15	Project 15	1/1/2020	31/12/2020	15
16	Project 16	1/1/2020	31/12/2020	16
17	Project 17	1/1/2020	31/12/2020	17
18	Project 18	1/1/2020	31/12/2020	18
19	Project 19	1/1/2020	31/12/2020	19
20	Project 20	1/1/2020	31/12/2020	20
21	Project 21	1/1/2020	31/12/2020	21
22	Project 22	1/1/2020	31/12/2020	22
23	Project 23	1/1/2020	31/12/2020	23
24	Project 24	1/1/2020	31/12/2020	24
25	Project 25	1/1/2020	31/12/2020	25
26	Project 26	1/1/2020	31/12/2020	26
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40	Project 40	1/1/2020	31/12/2020	40
41	Project 41	1/1/2020	31/12/2020	41
42	Project 42	1/1/2020	31/12/2020	42
43	Project 43	1/1/2020	31/12/2020	43
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45	Project 45	1/1/2020	31/12/2020	45
46	Project 46	1/1/2020	31/12/2020	46
47	Project 47	1/1/2020	31/12/2020	47
48	Project 48	1/1/2020	31/12/2020	48
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65	Project 65	1/1/2020	31/12/2020	65
66	Project 66	1/1/2020	31/12/2020	66
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72	Project 72	1/1/2020	31/12/2020	72
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79	Project 79	1/1/2020	31/12/2020	79
80	Project 80	1/1/2020	31/12/2020	80
81	Project 81	1/1/2020	31/12/2020	81
82	Project 82	1/1/2020	31/12/2020	82
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87	Project 87	1/1/2020	31/12/2020	87
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89	Project 89	1/1/2020	31/12/2020	89
90	Project 90	1/1/2020	31/12/2020	90
91	Project 91	1/1/2020	31/12/2020	91
92	Project 92	1/1/2020	31/12/2020	92
93	Project 93	1/1/2020	31/12/2020	93
94	Project 94	1/1/2020	31/12/2020	94
95	Project 95	1/1/2020	31/12/2020	95
96	Project 96	1/1/2020	31/12/2020	96
97	Project 97	1/1/2020	31/12/2020	97
98	Project 98	1/1/2020	31/12/2020	98
99	Project 99	1/1/2020	31/12/2020	99
100	Project 100	1/1/2020	31/12/2020	100

[illegible]

The remaining sheets will be sized for printing on construction paper. It has been recommended that plastic and aluminum sheets be used for the finished product. The sheets will be sized for printing on construction paper. It has been recommended that plastic and aluminum sheets be used for the finished product.

A1.3

ISSUED:	AUGUST 8, 2002
REVISED:	MAY 29, 2007
SCALE:	1/4" = 1'-0"
CLIENT:	KESKIDA & MARTIN 0440-07-04000000
PROJECT #:	75
SHEET #:	

SHEET NAME:
**ROOF PLAN AND WINDOW & DOOR
SCHEDULES**

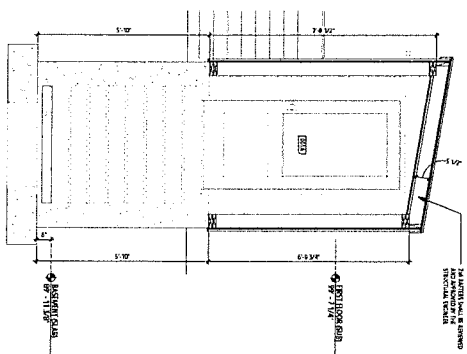
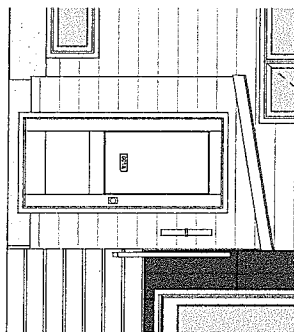
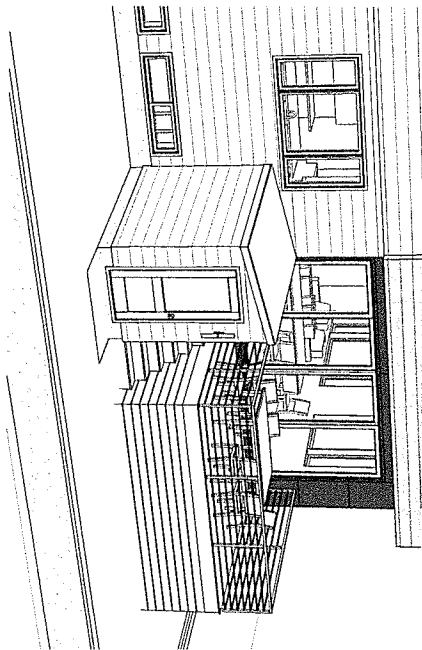
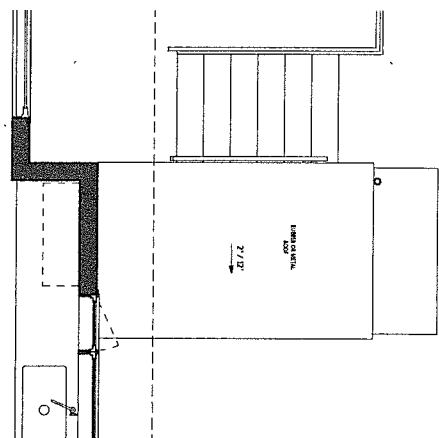
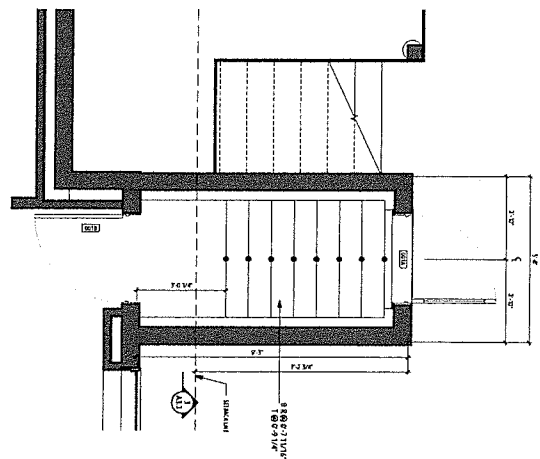
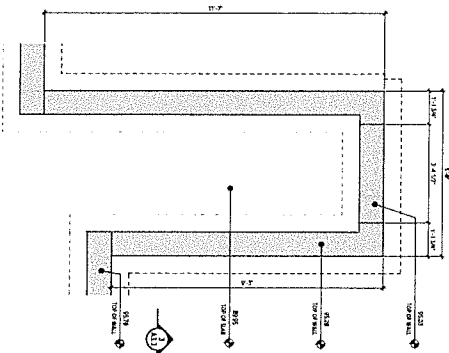
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PROJECT NAME:
THE OWHO-OVUAKPORIE RESIDENCE

PROJECT ADDRESS:
160 WOLLASTON AVENUE, ARLINGTON, MA 02476

DOCUMENTS ISSUED FOR: FOR PERMIT AND CONSTRUCTION

PRESTON DESIGN INC.
50 MAGNOLIA WAY
HUBBARDSTON, MA 02344
DIRECT: 401.573.2922
EMAIL: nicholasprestondesign@gmail.com
WEBSITE: www.preston.design
PDF FILE NAME:
02-7-160 Wholesaler Ave-Construction Set-August-0-2022

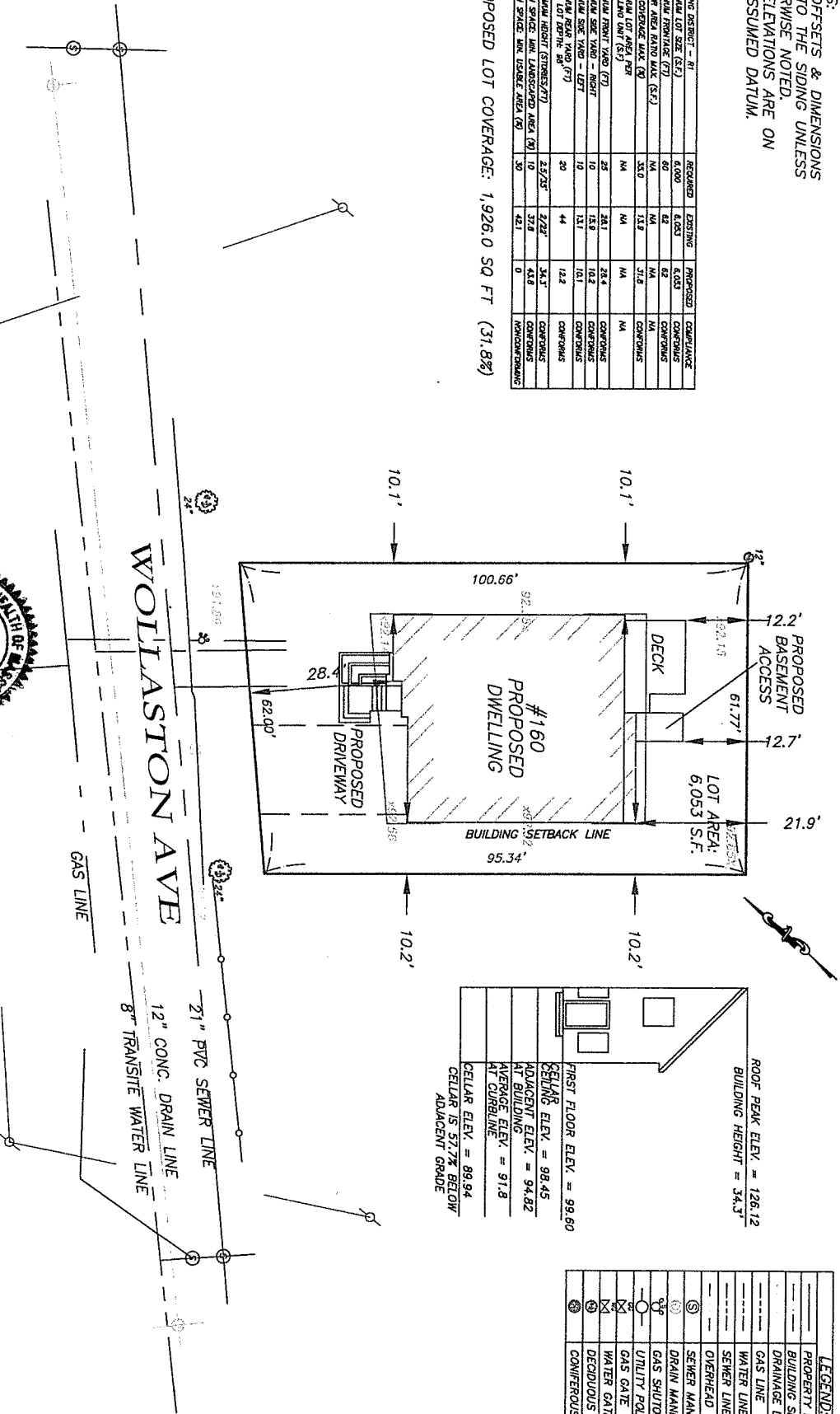


THESE BOND-BUYING PLANS MAY NOT BE USED FOR FINANCIAL OR INVESTMENT PURPOSES. THEY ARE INTENDED TO PROVIDE AN INVESTMENT OPPORTUNITY FOR THE COMPANY'S EMPLOYEES. THE COMPANY'S EMPLOYEES MAY BE ELIGIBLE TO PARTICIPATE IN THESE PLANS. THE COMPANY'S EMPLOYEES MAY BE ELIGIBLE TO PARTICIPATE IN THESE PLANS. THE COMPANY'S EMPLOYEES MAY BE ELIGIBLE TO PARTICIPATE IN THESE PLANS.

NOTES:
ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.
ALL ELEVATIONS ARE ON
AN ASSUMED DATUM.

EXISTING	EXISTING	PROPOSED	COMPLIANCE
REAR SETBACK - FT	6.00	6.00	COMPLIANCE
MINIMUM FRONT SETBACK - FT	10	10	COMPLIANCE
FLOOR AREA RATIO MAX. (S.F.)	NA	NA	COMPLIANCE
LOT COVERAGE MAX. (S.F.)	35.0	31.4	COMPLIANCE
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	NA	NA
MINIMUM FRONT YARD (FT)	25	25.4	COMPLIANCE
MINIMUM SIDE YARD - FRONT (FT)	10	15.3	COMPLIANCE
MINIMUM SIDE YARD - REAR (FT)	10	13.1	COMPLIANCE
MINIMUM REAR YARD (FT)	20	44	COMPLIANCE
MAXIMUM HEIGHT (STOREYS/FT)	2.5/25'	2.2/22'	COMPLIANCE
OPEN SPACE MAX. LANDSCAPED AREA (SQ)	10	37.4	COMPLIANCE
OPEN SPACE MIN. LANDSCAPED AREA (SQ)	30	42.1	NONCOMPLIANCE

PROPOSED LOT COVERAGE: 1,926.0 SQ FT (31.8%)



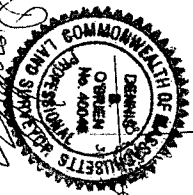
LEGEND:
PROPERTY LINE
BUILDING SETBACK
DRAINAGE LINE
GAS LINE
WATER LINE
SEWER LINE
OVERHEAD WIRES
SEWER MANHOLE
DRAIN MANHOLE
GAS SHUTOFF
UTILITY POLE
GAS GATE
WATER GATE
DECIDUOUS TREE

FIRST FLOOR ELEV. = 99.60
CEILING ELEV. = 98.45
ADJACENT ELEV. = 94.82
AT BUILDING
AVERAGE ELEV. = 91.8
AT CURBLINE
CELLAR ELEV. = 89.94
CELLAR IS 57.7% BELOW
ADJACENT GRADE

ROOF PEAK ELEV. = 126.12
BUILDING HEIGHT = 34.3'



20 10 0 20



Dennis O'Brien

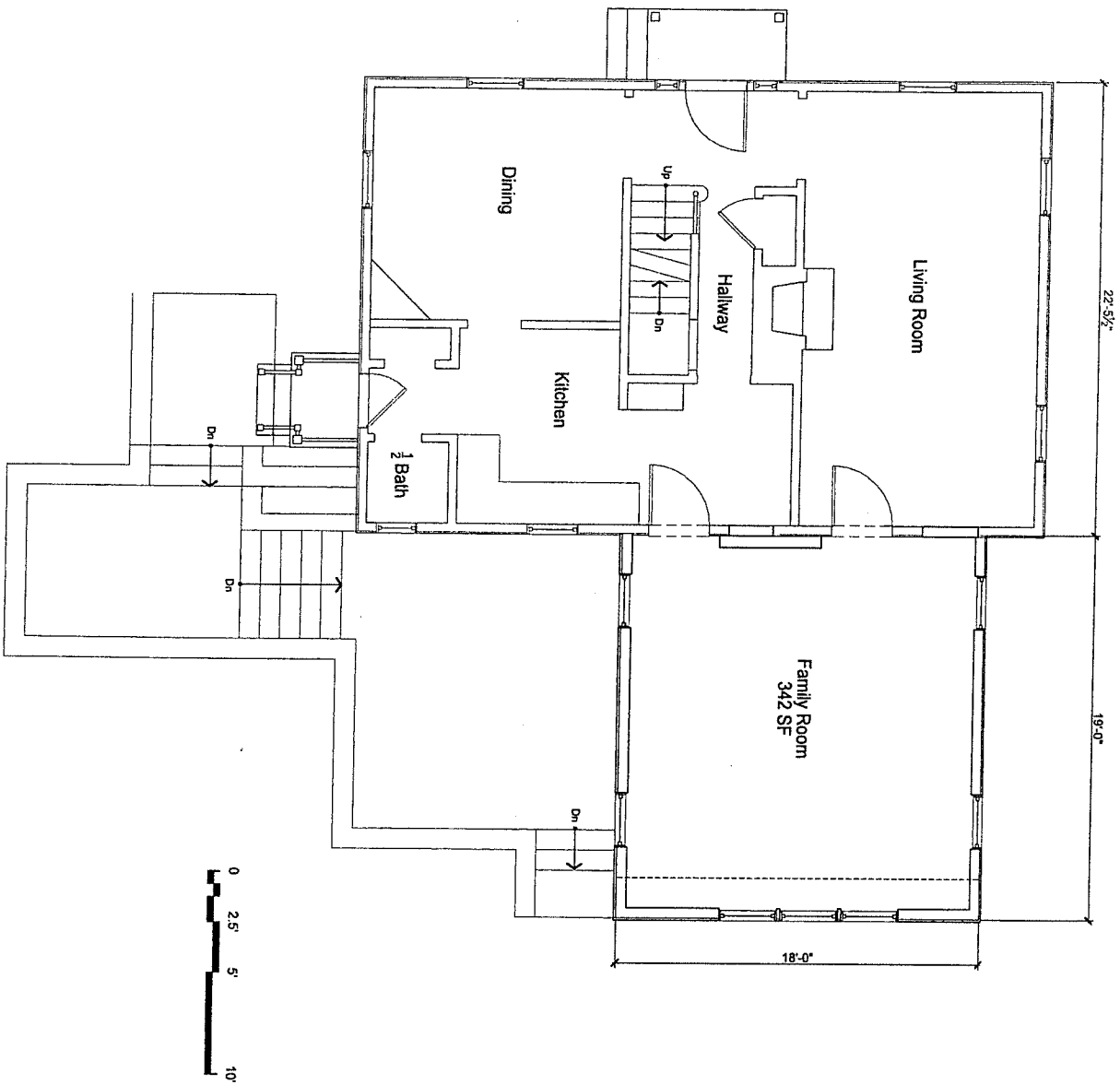
P.L.S.



D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL ST. EST. 1936
FARMINGTON, MA 01103-300-541-0940


PLAN SHOWING PROPOSED BUILDING
160 WOLLASTON AVENUE
ARLINGTON, MA MIDDLESEX COUNTY


SCALE: 1" = 20' DATE: 7/22/2022 REVISED: 9/13/2022 DRAWN BY: M.F.W. CHECKED BY: D.O.

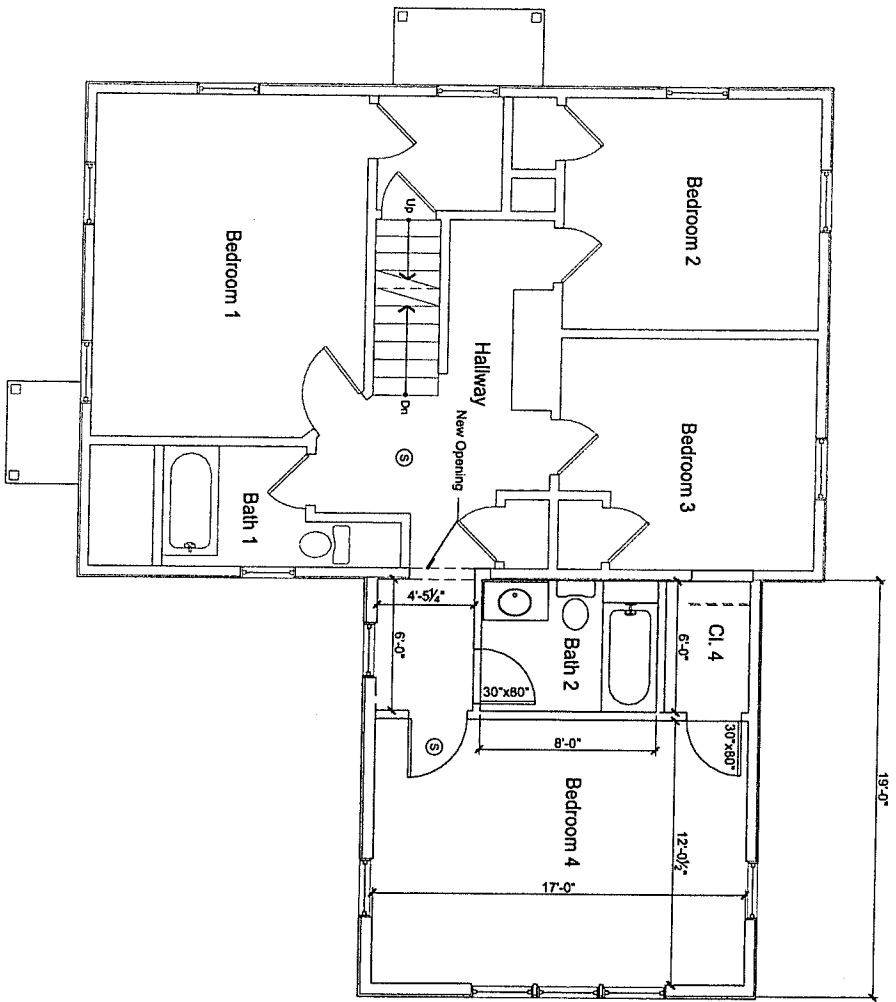


Private Residence 14 Oakland St Arlington, MA		VU ARCHITECTURE		Date: 10/17/2022	Drawing No:
Proposed Plan		167 Annie Moore Road C: 508-410-6207 E: vuarchitecture@gmail.com		Revised: -	
		Bolton, MA 01740		Drawn: VA	A-02
				Scale: As Noted	
				Copyright Vu Architecture © 2022 All rights reserved	

New Construction Legend

 New Construction

 Existing Construction To Remain



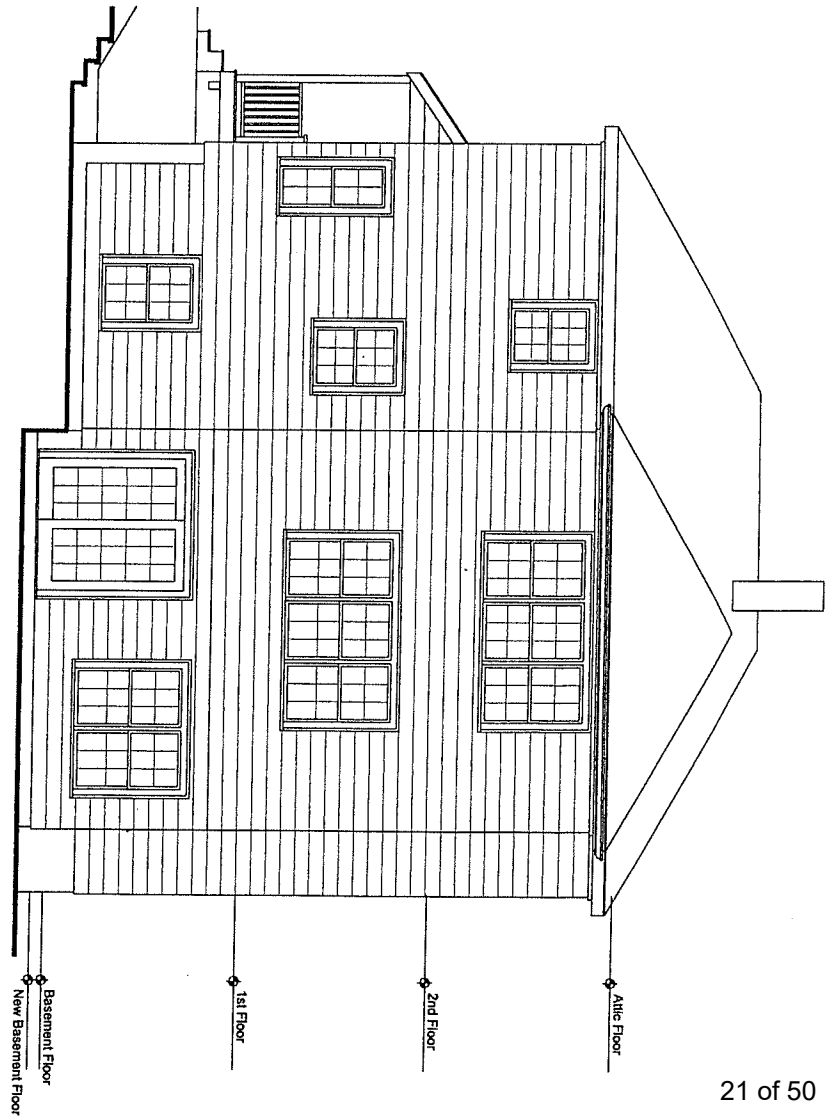
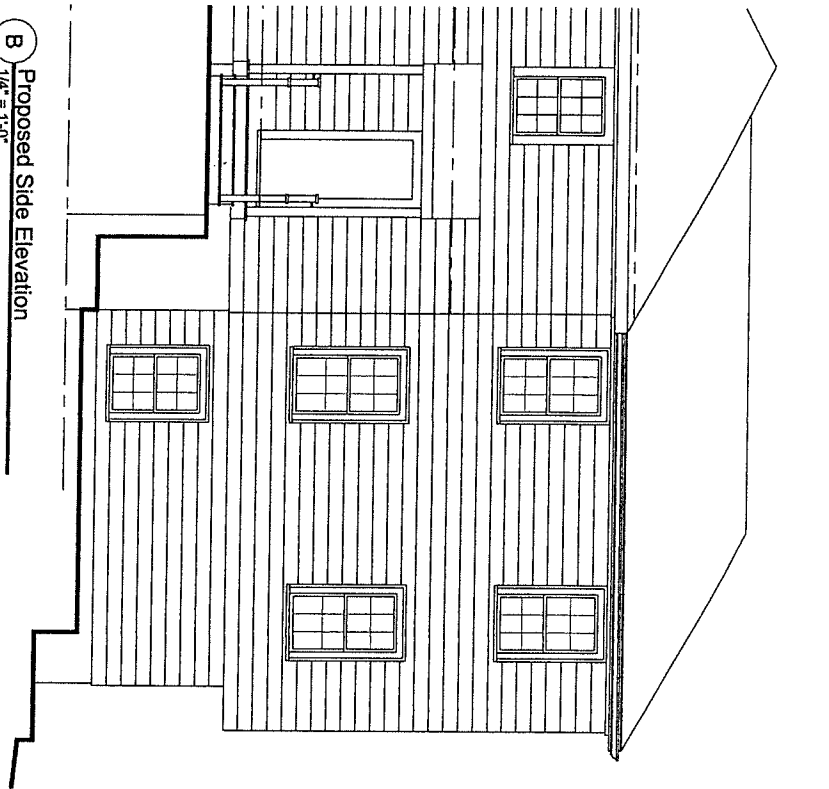
3 Second Floor Plan
1/4" = 1'-0"



New Construction Legend

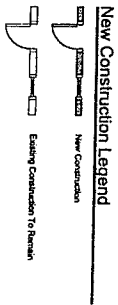
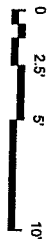
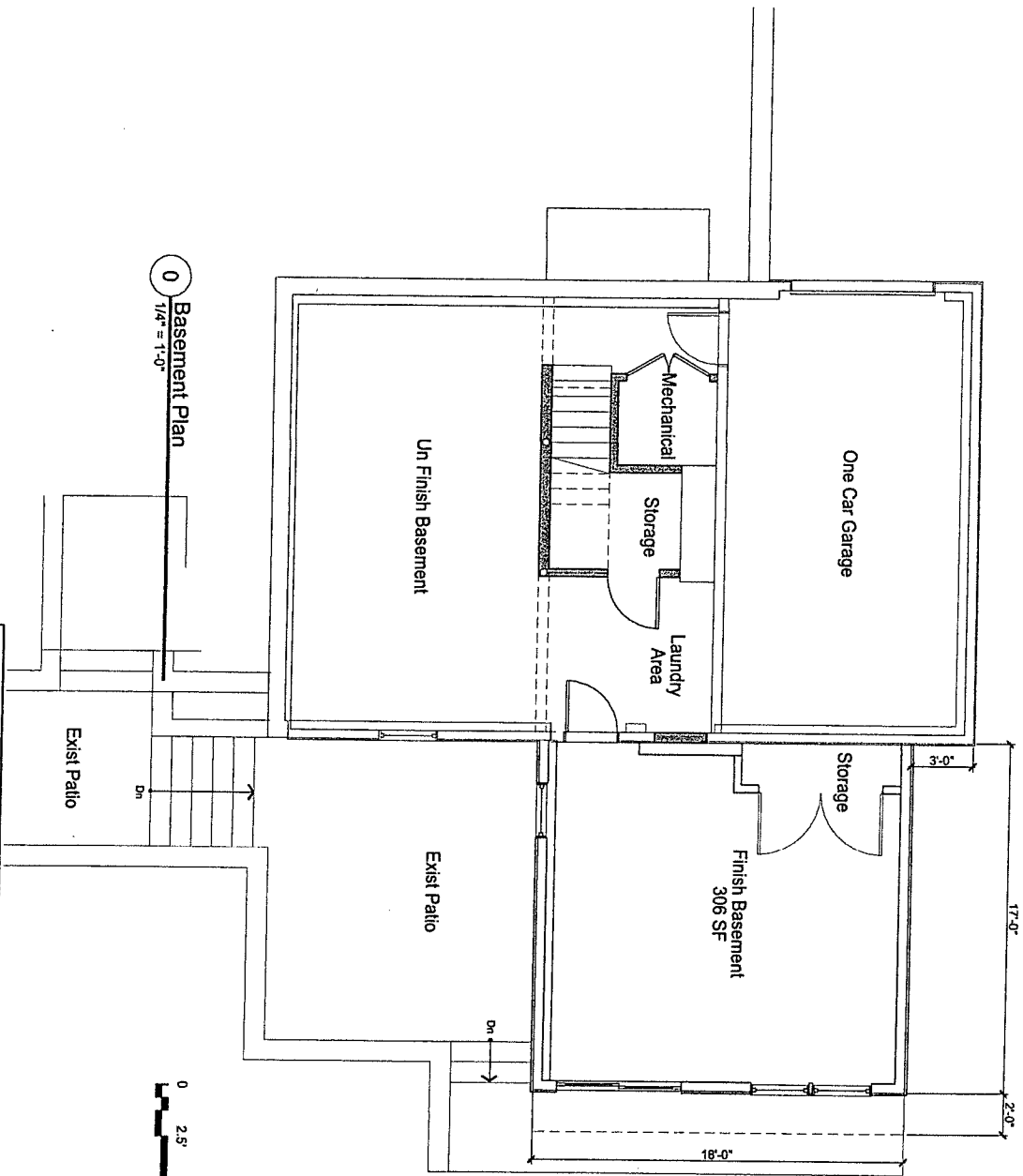
	New Construction
	Existing Construction To Remain

Private Residence 14 Oakland St, Arlington, MA	VU ARCHITECTURE	Date: 10/17/2022		Drawing No: A-03
		Revised: -		
		Drawn: VA		
Proposed Plan	167 Annie Moore Road C: 508-410-6207 E: vuarchitecture@gmail.com	Bolton, MA 01740		A-03
		Scale: As Noted		
		Copyright Vu Architecture © 2022 All rights reserved		



Private Residence 14 Oakland St Arlington, MA		VU ARCHITECTURE		Drawing No:	
		Date: 10/17/2022		A-04	
		Revised: -			
		Drawn: VA			
Proposed Elevations		167 Annie Moore Road Bolton, MA 01740 C: 508-410-6207 E: vuarchitecture@gmail.com		Scale: As Noted	
Copyright Vu Architecture © 2022 All rights reserved					

0 Basement Plan
1/4" = 1'-0"

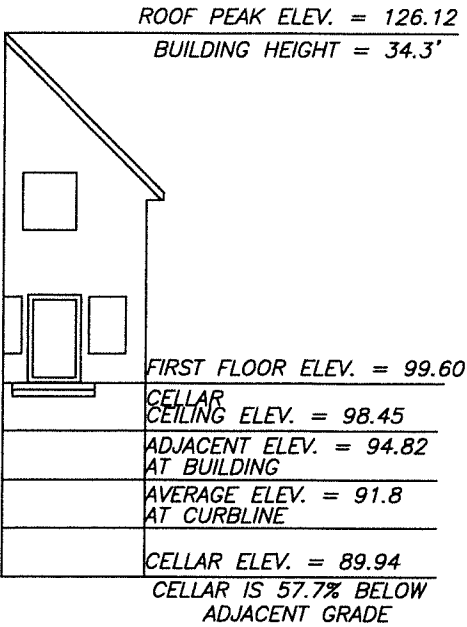
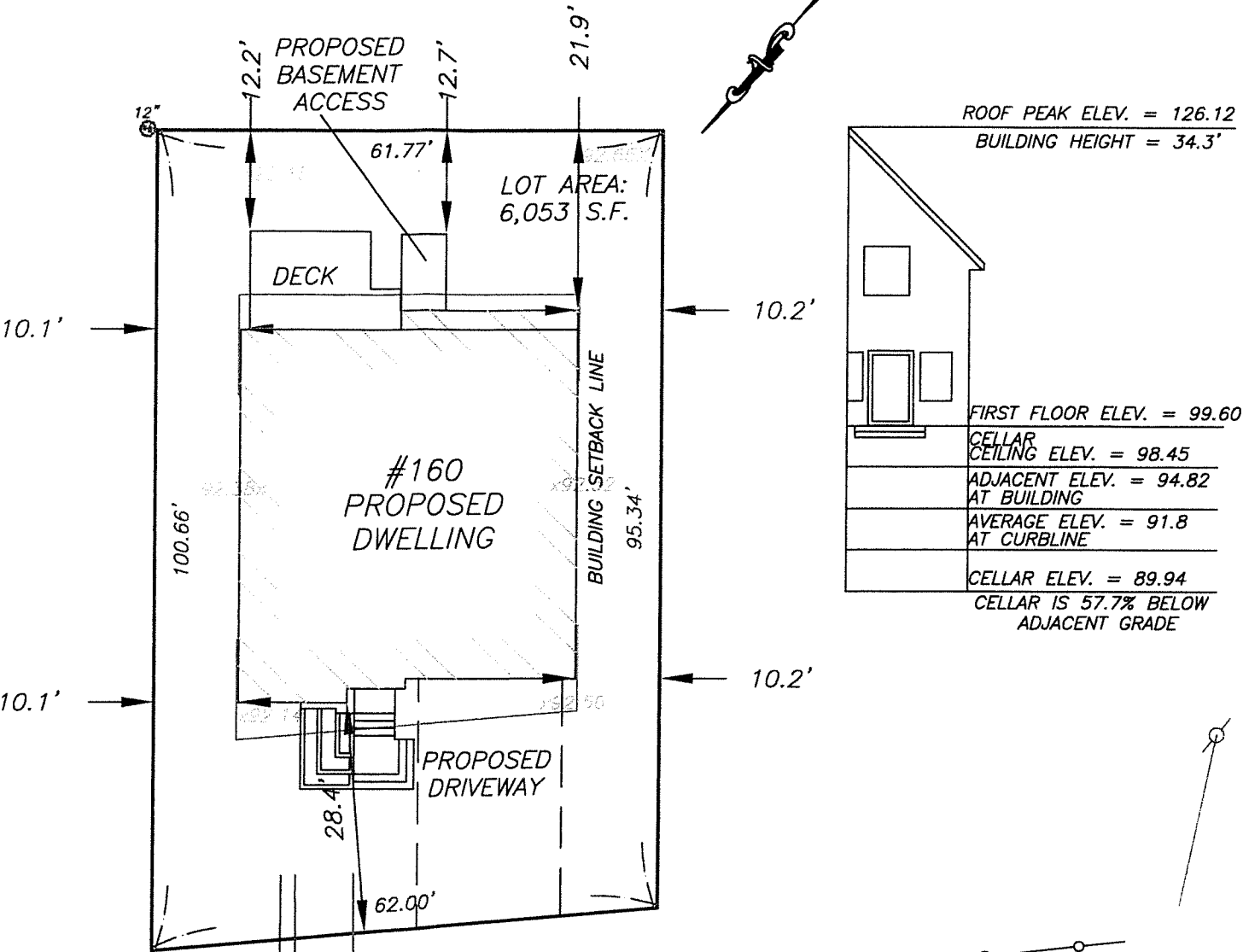


Private Residence 14 Oakland St Arlington, MA		VU ARCHITECTURE		Drawing No:	
Proposed Plans		Date: 10/17/2022		A-01	
		Revised: -			
		Drawn: VA			
		Scale: As Noted			
167 Annie Moore Road C: 508-410-6207 E: vuarchitecture@gmail.com		Bolton, MA 01740		Copyright Vu Architecture © 2022 All rights reserved	

NOTES:
ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.
ALL ELEVATIONS ARE ON
AN ASSUMED DATUM.

ZONING DISTRICT - R1	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MINIMUM LOT SIZE (S.F.)	6,000	6,053	6,053	CONFORMS
MINIMUM FRONTAGE (FT)	60	62	62	CONFORMS
FLOOR AREA RATIO MAX. (S.F.)	NA	NA	NA	NA
LOT COVERAGE MAX. (%)	35.0	13.9	31.8	CONFORMS
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	NA	NA	NA
MINIMUM FRONT YARD (FT)	25	28.1	28.4	CONFORMS
MINIMUM SIDE YARD - RIGHT	10	15.9	10.2	CONFORMS
MINIMUM SIDE YARD - LEFT	10	13.1	10.1	CONFORMS
MINIMUM REAR YARD (FT)	20	44	12.2	CONFORMS
AVG. LOT DEPTH: 98'				
MAXIMUM HEIGHT (STORIES/FT)	2.5/35'	2/22'	34.3'	CONFORMS
OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	37.8	43.8	CONFORMS
OPEN SPACE: MIN. USABLE AREA (%)	30	42.1	0	NONCONFORMING

PROPOSED LOT COVERAGE: 1,926.0 SQ FT (31.8%)

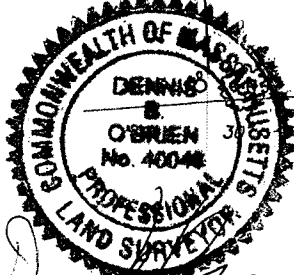


LEGEND:	
---	PROPERTY LINE
- - -	BUILDING SETBACK
----	DRAINAGE LINE
----	GAS LINE
----	WATER LINE
----	SEWER LINE
- - -	OVERHEAD WIRES
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	GAS SHUTOFF
⊙	UTILITY POLE
⊙	GAS GATE
⊙	WATER GATE
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE

WOLLASTON AVE

21" PVC SEWER LINE
12" CONC. DRAIN LINE
8" TRANSITE WATER LINE

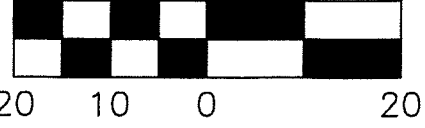
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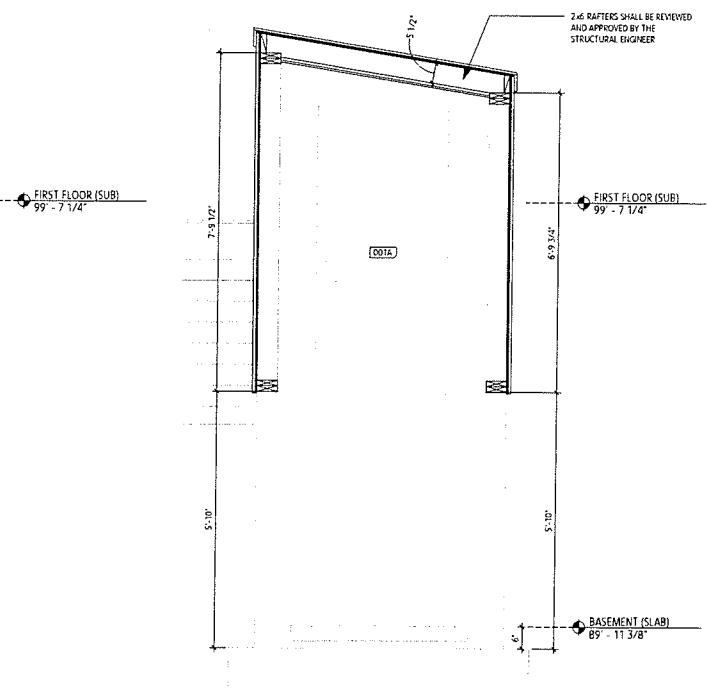
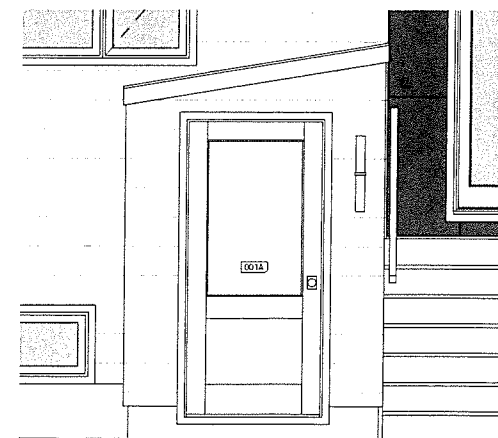
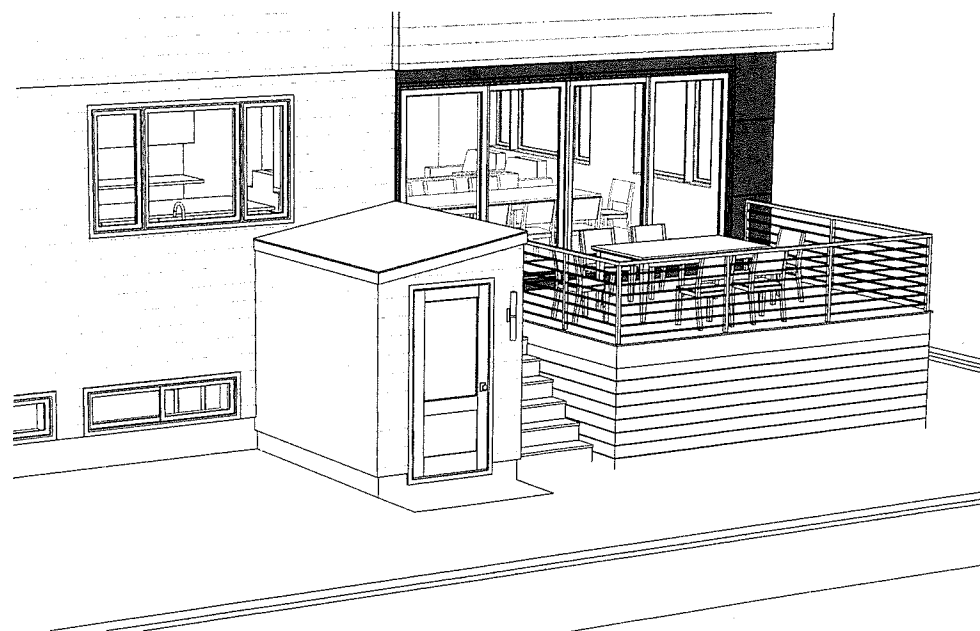
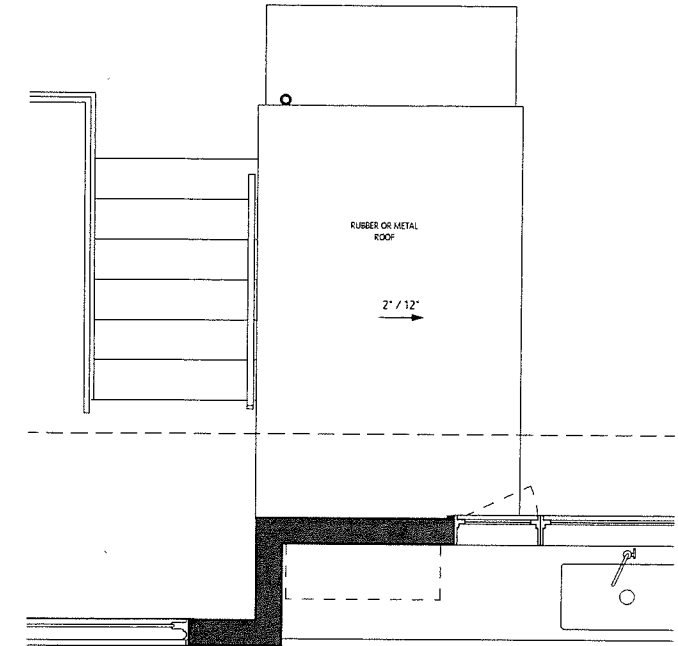
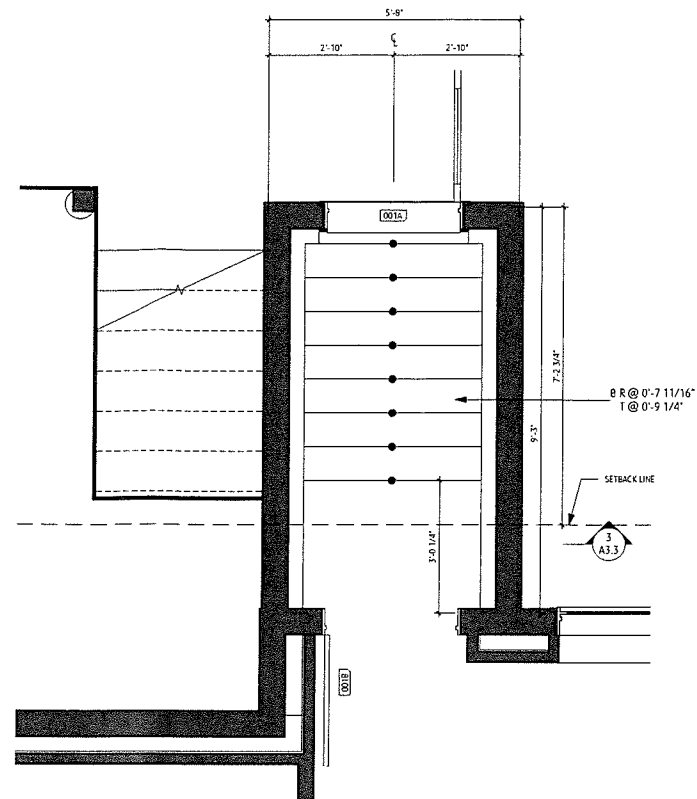
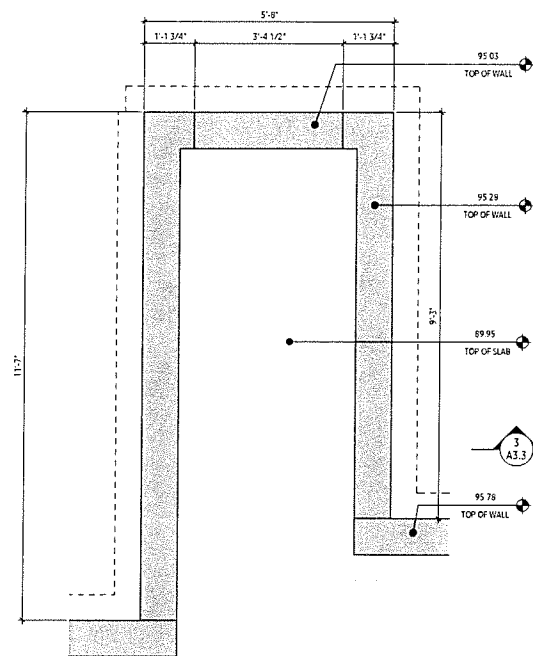


Dennis O'Brien P.L.S.

D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL ST. EST 1936
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED BUILDING 160 WOLLASTON AVENUE ARLINGTON, MA MIDDLESEX COUNTY				
SCALE: 1" = 20'	DATE: 7/22/2022	REVISED: 9/13/2022	DRAWN BY: M.F.W.	CHECKED BY: D.O.







Town of Arlington, Massachusetts

Docket # 3726 : 320 Appleton Street

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	ZBA_Package_320_Appleton_Street.pdf	ZBA Package 320 Appleton Street



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 NOV -4 AM 9:35

Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Jennifer Condon and Jim Jordan** of Arlington, Massachusetts on October 26, 2022, a petition seeking permission to alter their property located at **320 Appleton Street - Block Plan 174.0-0006-0019.0** Said petition would require a Special Permit under **Section 5.3.9 (A)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening December 6, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtlBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9) **for documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at www.arlington.gov/zba.**

DOCKET NO 3726

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

November 6th, 2022

To: Arlington Zoning Board of Appeals

Re: 320 Appleton St
Arlington, MA 02476

Dear Arlington Zoning Board of Appeals,

We are writing to express our support for the relief sought by our neighbor and home owners, Jennifer Condon and Jim Jordan, for a new mudroom entry at 320 Appleton St. in Arlington.

We have reviewed the plans and elevations for the proposed mudroom and we feel the design is well done, reasonable in appearance and complements the scale and character of our neighborhood nicely.

Most importantly, the proposed mudroom will make the primary entry and egress from the home more comfortable and safer to use.

The proposed work requiring zoning relief would have no negative impacts in our neighborhood that we can see and will create the benefits of a more attractive street scape with increased entry safety for Jennifer, Jim, and their children as they grow and continue to live in their home.

We ask the Arlington Zoning Board of Appeals to support this request for relief.

Thank you for your time.

Sincerely,

Yuji & Aya Mishina

Handwritten signatures of Yuji and Aya Mishina. Yuji's signature is on the left, and Aya's signature is on the right.

316 Appleton St, Arlington, MA 02576

617-875-9645

yujimishina@yahoo.com

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

There is no change to the existing house other than the addition of the proposed mudroom.
There is no change to the existing use of the existing 1-family dwelling which is a permitted use in the R-1 zone.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare*.
The existing entry stair and landing is too small and is becoming very challenging and dangerous in rain and snow and ice. The proposed mudroom will allow the owners to safely and comfortably enter and exit their home in all weather conditions. Additionally, the existing entry door opens directly into the living room, there is no place to accommodate a functional entry space.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety*.
The proposed mudroom will have no impact whatsoever on traffic patterns or off street parking. The existing driveway and parking spaces will remain unchanged.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare*.
The proposed mudroom will have no plumbing component and will not create any grade change.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

N/A

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed mudroom entry will support the existing residential use which is allowable per the zoning ordinance.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The appearance of the front elevation of the owner's home will be enhanced, the scale and character of the neighborhood will be maintained.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 320 Appleton Zoning District: R1

2. Present Use/Occupancy: Residential Single Family No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,308 Sq. Ft.

4. Proposed Use/Occupancy: Residential Single Family No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,404 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6,370 s.f.	6,370 s.f.	min. 6,000 s.f.
7. Frontage (Ft.)	69.15'	69.15'	min. 60'
8. Floor area ratio	/	/	max. /
9. Lot Coverage (%)	18%	19%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	/	/	min. /
11. Front Yard Depth (Ft.)	25.2'	15'	min. 25'
12. Left Side Yard Depth (Ft.)	10'	10'	min. 10'
13. Right Side Yard Depth (Ft.)	10.9'	10.9'	min. 10'
14. Rear Yard Depth (Ft.)	17.6'	17.6'	min. 20'
15. Height (Stories)	1 1/2	1 1/2	max. 2 1/2
16. Height (Ft.)	20.9'	20.9'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,616 s.f.	2,546 s.f.	
17A. Landscaped Open Space (% of GFA)	113%	105%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,336 s.f.	2,318 s.f.	
18A. Usable Open Space (% of GFA)	101 %	96%	min. 30%
19. Number of Parking Spaces	1	1	min. 1
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction			N/A 31 of 50
23. Slope of proposed roof(s) (in. per ft.)	9"/12"	9"/12"	min. /

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 320 Appleton Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>6,370 s.f.</u>	<u>6,370 s.f.</u>
Open Space, Usable	<u>2,336 s.f.</u>	<u>2,318 s.f.</u>
Open Space, Landscaped	<u>2,616 s.f.</u>	<u>2,546 s.f.</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u></u>	<u></u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>824 s.f.</u>	<u>824 s.f.</u>
1 st Floor	<u>835 s.f.</u>	<u>931 s.f.</u>
2 nd Floor	<u></u>	<u></u>
3 rd Floor	<u></u>	<u></u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7’-0” in height, excluding elevator machinery, or mechanical equipment)	<u>649 s.f.</u>	<u>649 s.f.</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u></u>	<u>2,404 s.f.</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>2,616 s.f.</u>	<u>2,546 s.f.</u>
Landscaped Open Space (% of GFA)	<u>113%</u>	<u>105%</u>
Usable Open Space (Sq. Ft.)	<u>2,336 s.f.</u>	<u>2,318 s.f.</u>
Usable Open Space (% of GFA)	<u>101 %</u>	<u>96%</u>

This worksheet applies to plans dated 10/18/2022 designed by GCD Architects

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Jennifer Condon and Jim Jordan to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The use requested is listed as a special permit use in the use regulations for the applicable district
or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the
public convenience or welfare. The requested use will not create undue traffic congestion
or unduly impair pedestrian safety.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 320 Appleton Street with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The homeowners require replacing their old, existing front steps with the proposed very modest front mudroom addition to have a more comfortable and safe entry for their home. As the family is growing the lack of any separate entry space is making normal day to day living in this house difficult, especially in the winter. The proposed mudroom will not change the scale or character of the neighborhood, it will not create new shadows on abutting properties, will not create noise pollution or have any impact on traffic patterns or off street parking. All of Jim and Jennifer's neighbors support this application.

E-Mail: jmcdirector@yahoo.com Signed: Jennifer Condon Date: 10/18/2022
Telephone: 781-801-8363 Address: 55 Sutherland Rd Arlington MA

INSPECTORIAL SERVICES
OCT 26 '22 PM 1:55

PROPOSED MUDROOM ADDITION TO:

320 Appleton Street
Arlington, MA



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..Z1.2	Proposed GFA & FAR	10/18/2022
..Z1.3	Zoning Study	10/18/2022
..Z1.4	Extg. Open Space	10/18/2022
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GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS COMMERCIAL BUILDING CODE 9TH ADDITION, ASSOCIATED MASS AMENDMENTS, AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
5. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
6. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE



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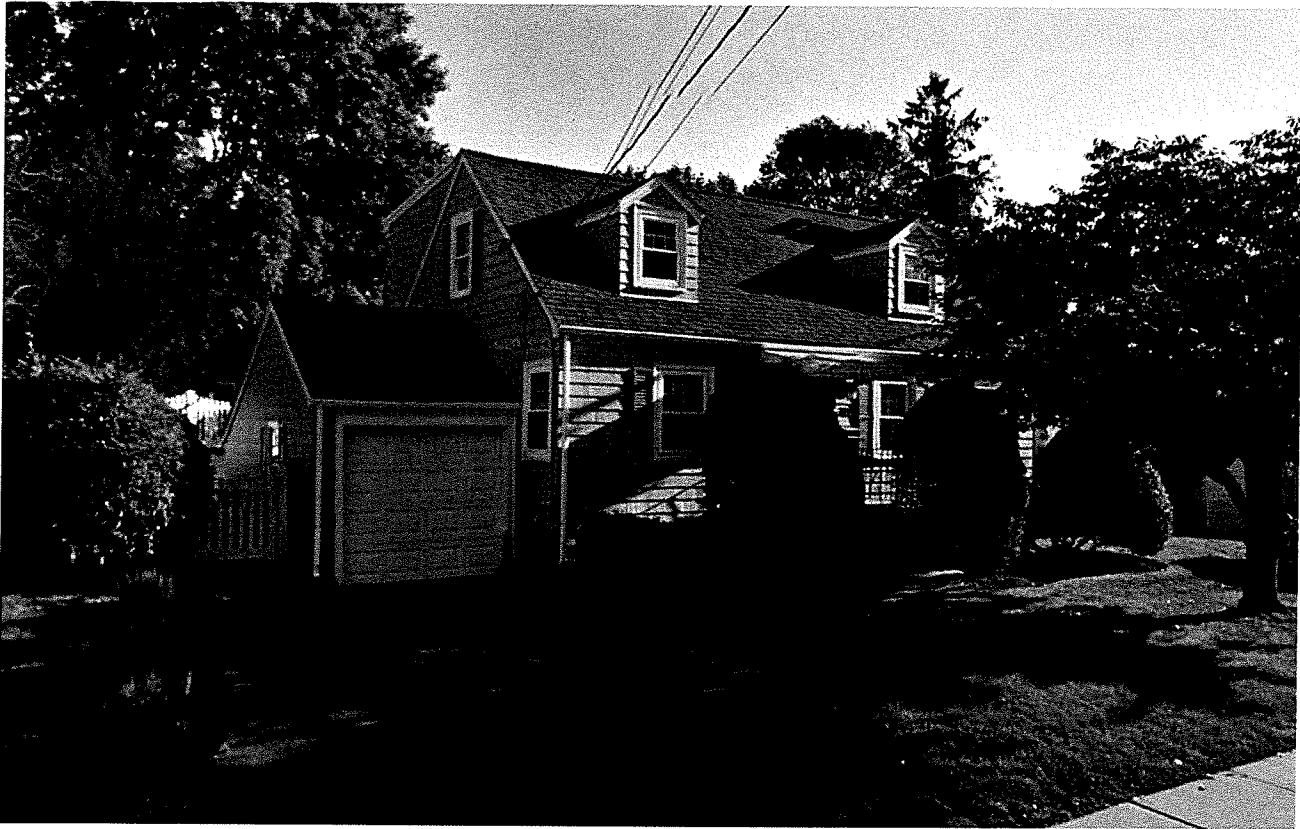
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Title
Sheet

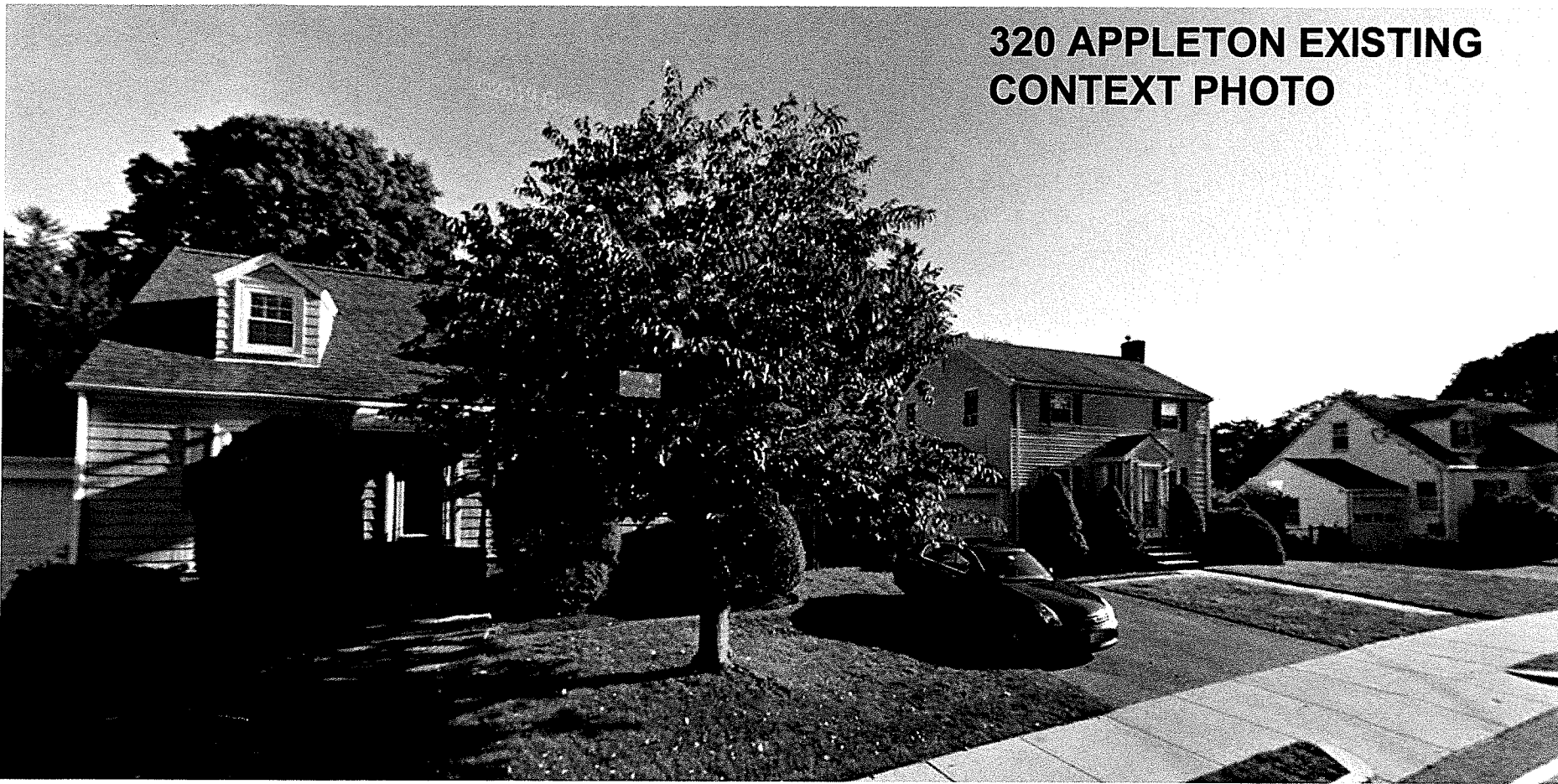
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Date
10/18/2022

Scale



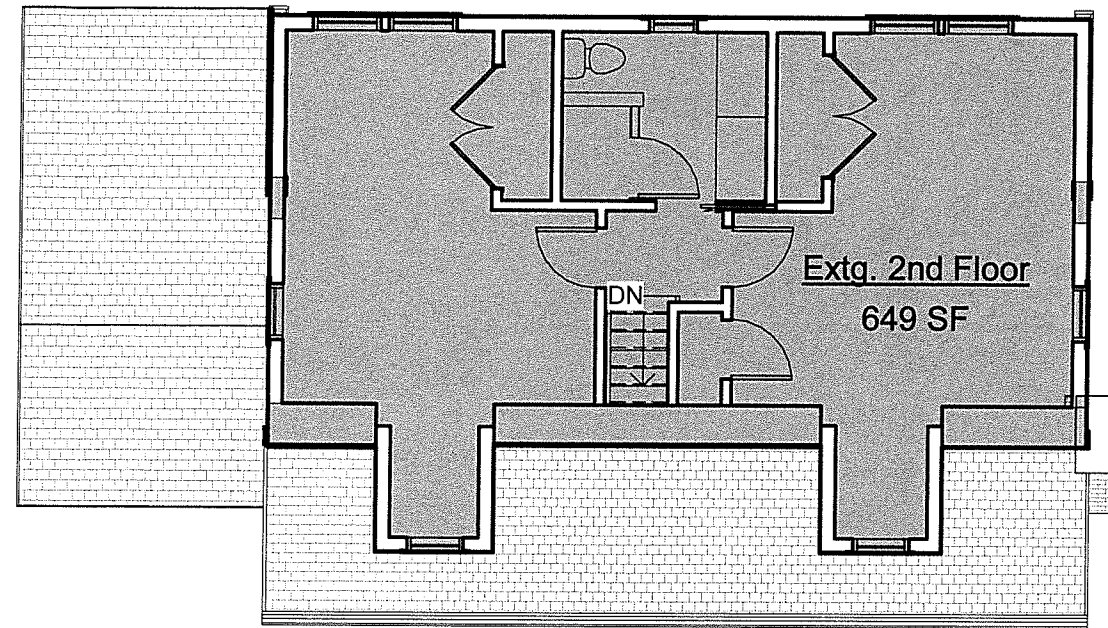
320 APPLETON EXISTING STREET VIEW - SUMMER



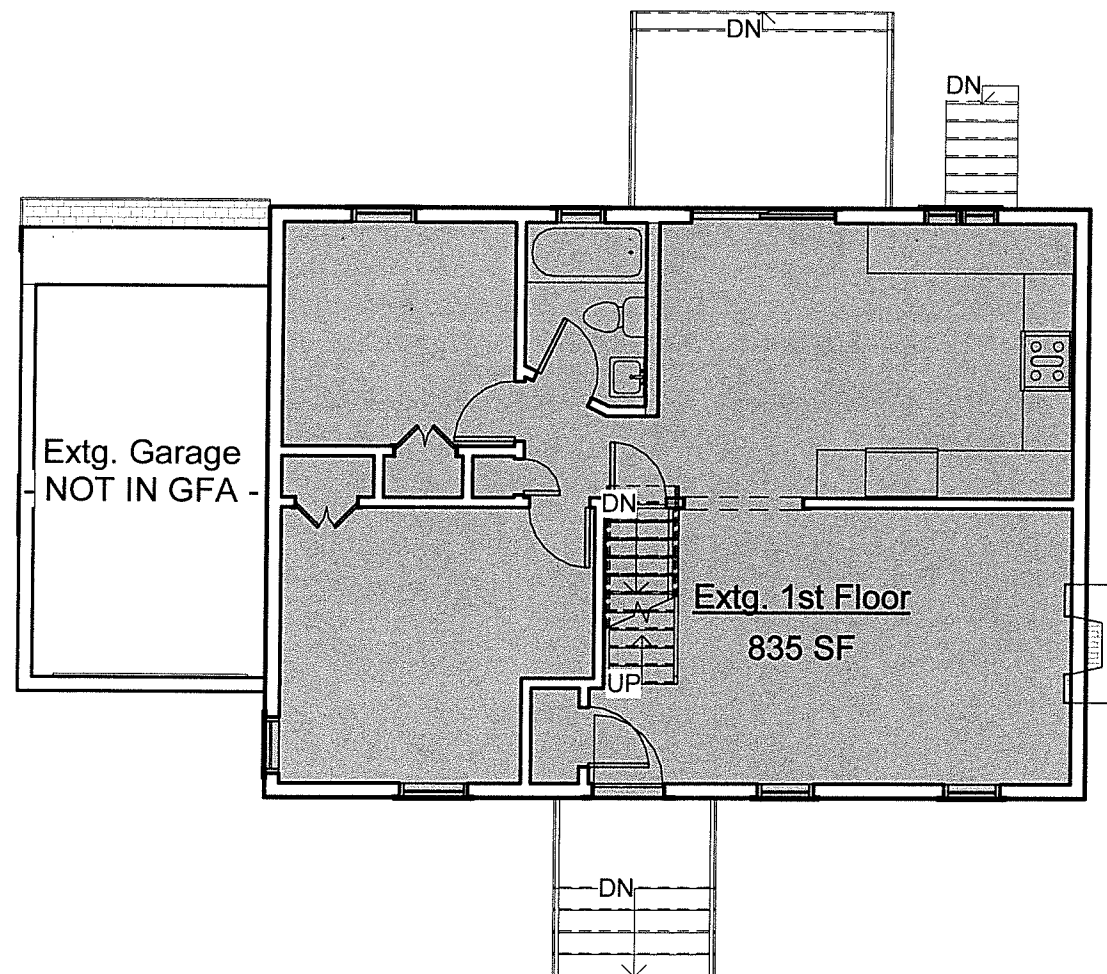
320 APPLETON EXISTING CONTEXT PHOTO



320 APPLETON EXISTING STREET VIEW - WINTER



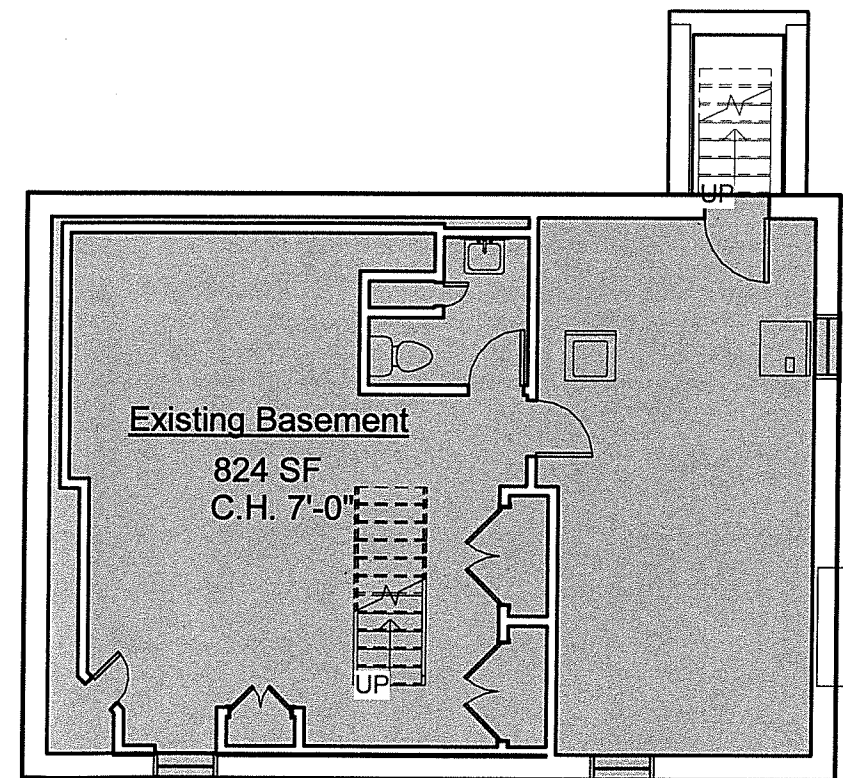
7 2nd Floor
1/8" = 1'-0"



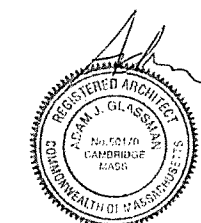
5 1st Floor
1/8" = 1'-0"

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EXISTING GFA-FAR			
Name	Area	Lot Area	FAR (GFA/LOT)
Extg. 1st Floor	835 SF	6370 SF	0.131022
Extg. 2nd Floor	649 SF	6370 SF	0.101956
Existing Basement	824 SF	6370 SF	0.129305
	2308 SF		0.362283



6 Basement
1/8" = 1'-0"



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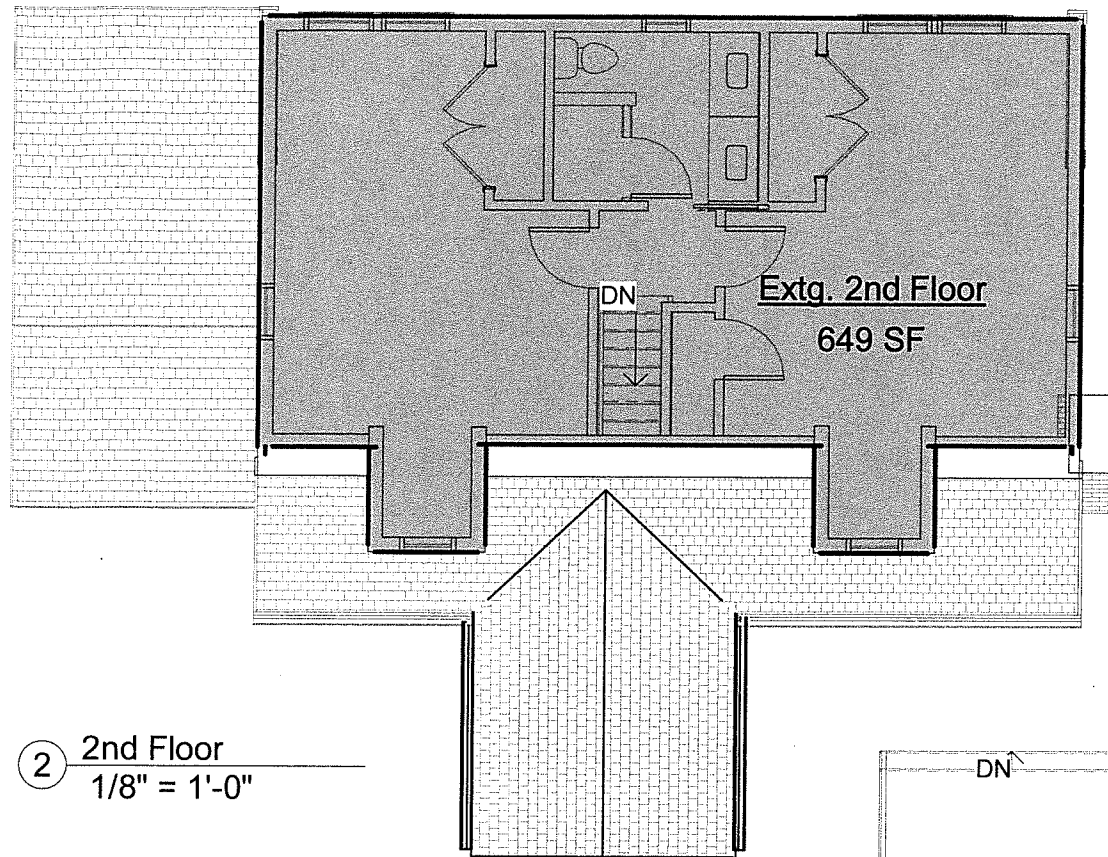
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Extg.
GFA &
FAR
Analysis

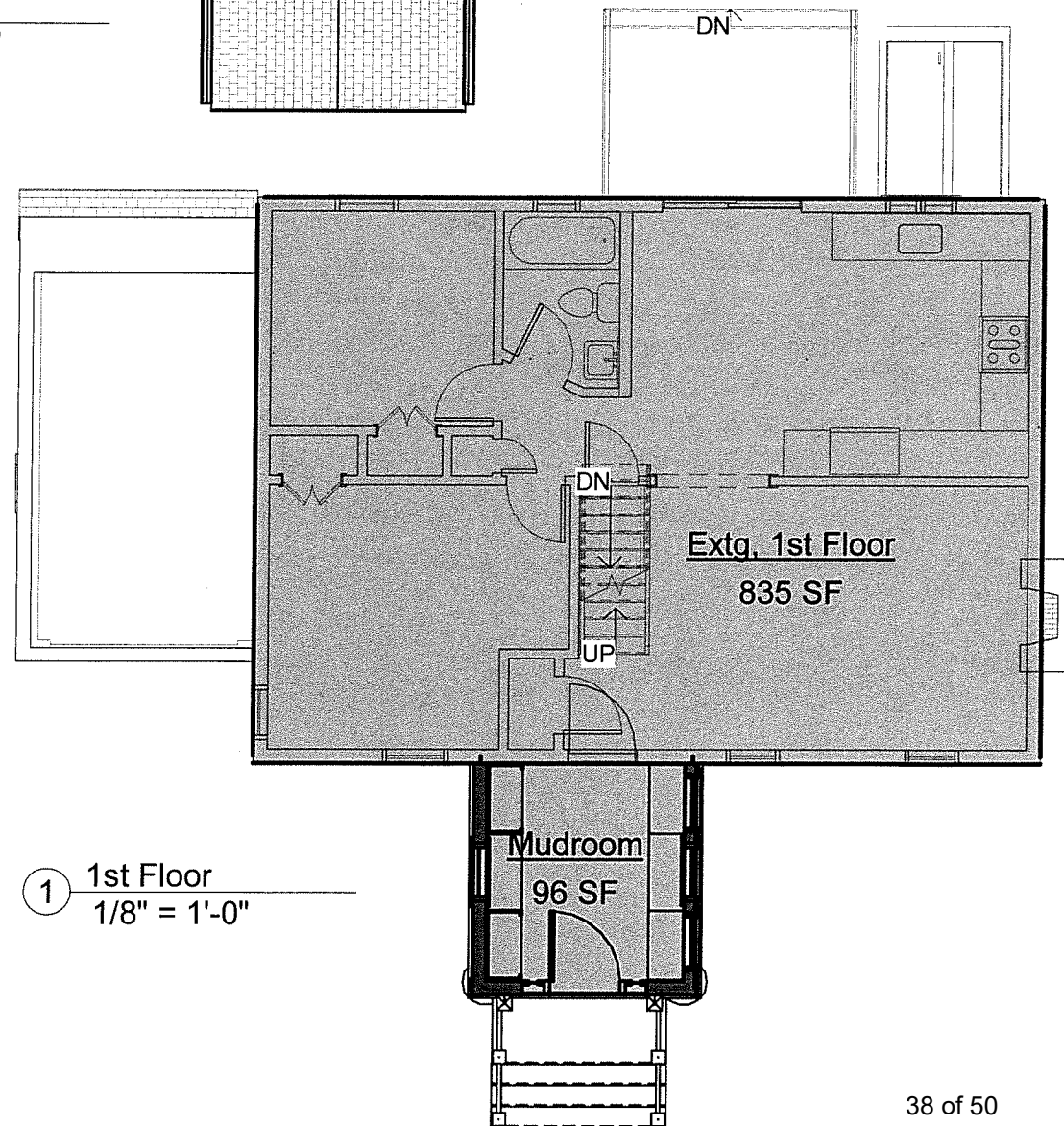
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Date
10/18/2022

Scale
1/8" = 1'-0"

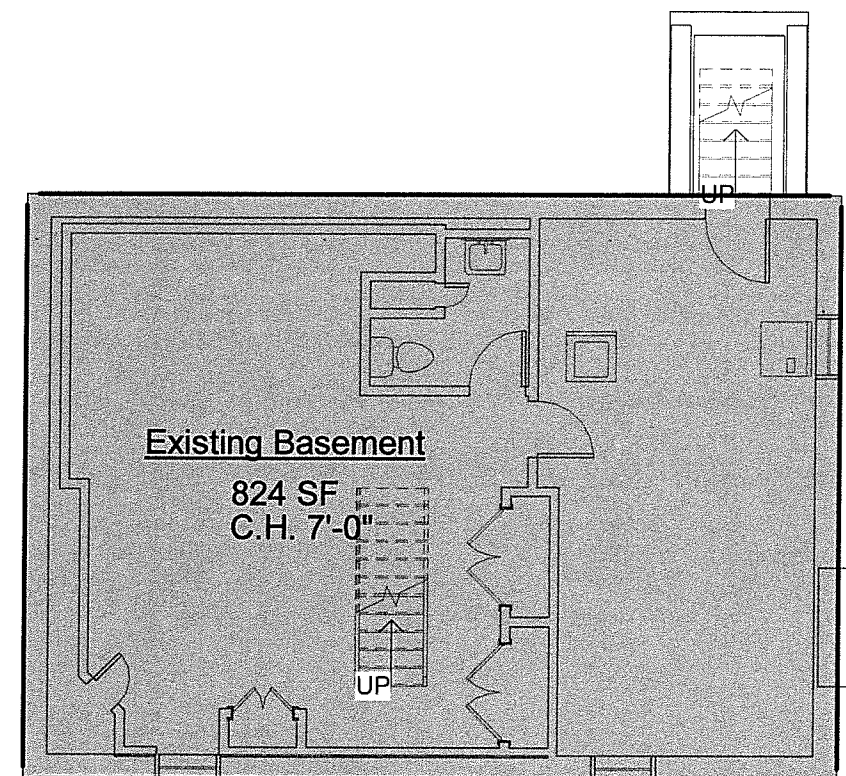


② 2nd Floor
1/8" = 1'-0"

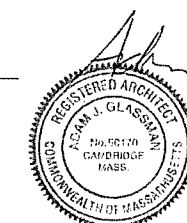


① 1st Floor
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
Extg, 1st Floor	835 SF	6370 SF	0.131022
Extg. 2nd Floor	649 SF	6370 SF	0.101929
Mudroom	96 SF	6370 SF	0.015061
Existing Basement	824 SF	6370 SF	0.129305
	2404 SF		0.377318



③ Basement
1/8" = 1'-0"



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Proposed
GFA &
FAR

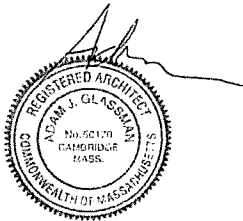
..Z1.2

Date
10/18/2022

Scale
1/8" = 1'-0"

Dimension Regulation - ZONE RESIDENCE R-1 SINGLE FAMILY				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	6,370 sq.ft.	6,370 sq. ft.	6,000 sq. ft.	YES
MIN. LOT FRONTAGE	69.15'	69.15'	60'	YES
MIN. FRONT SETBACK (*)	25.2'	15.1'	25'	NO
MIN. LEFT SIDE SETBACK (*)	10'	10'	10'	YES
MIN. RIGHT SIDE SETBACK (*)	10.9'	10.9'	10'	YES
MIN. REAR SETBACK (*)	17.6'	17.6'	20'	Existing non conforming
LANDSCAPED OPEN SPACE	2,616 S.F.	2,546 S.F.	10% of GFA MIN. (240 S.F.)	YES
USABLE OPEN SPACE (MIN. 25'X25')	2,336 S.F.	2,318 S.F.	30% of GFA MIN. (720 S.F.)	YES
LOT COVERAGE (*)	18%	19%	35% MAX	YES
MAXIMUM HEGHT (*)	20.9'	20.9'	35' (2 1/2 STORIES)	YES
FAR	XX	XX	XX	YES
GFA	2,308 S.F.	2,404 S.F.	XX	YES

(*) REFER TO PLOT PLAN BY SURVEYOR FOR SETBACKS, LOT COVERAGE AND BUILDING HEIGHT



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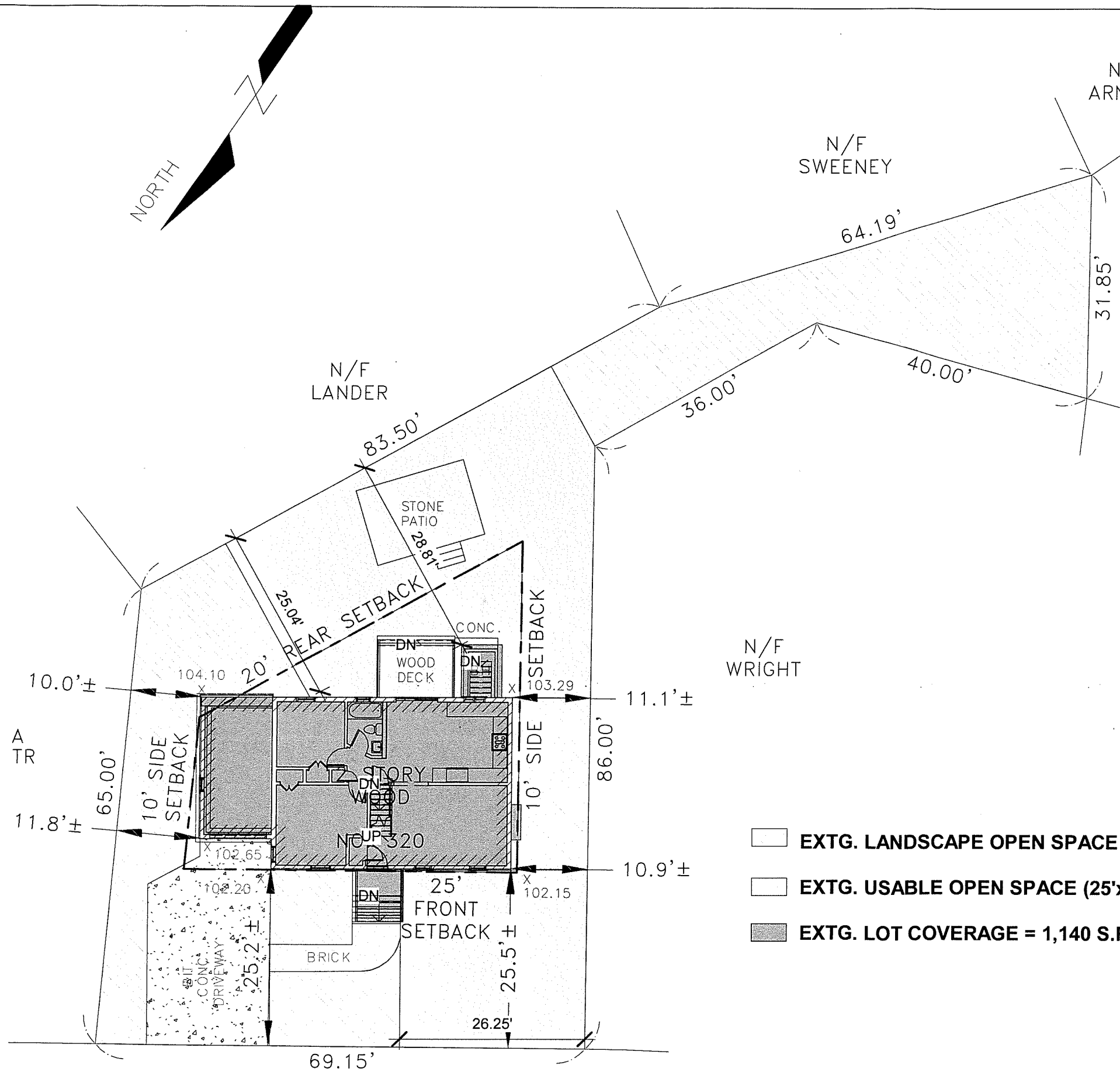
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Zoning Study

..Z1.3

Date
10/18/2022

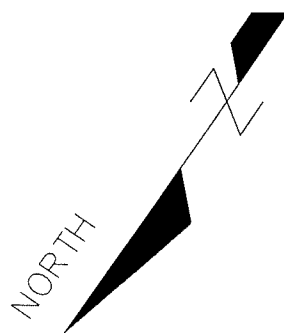
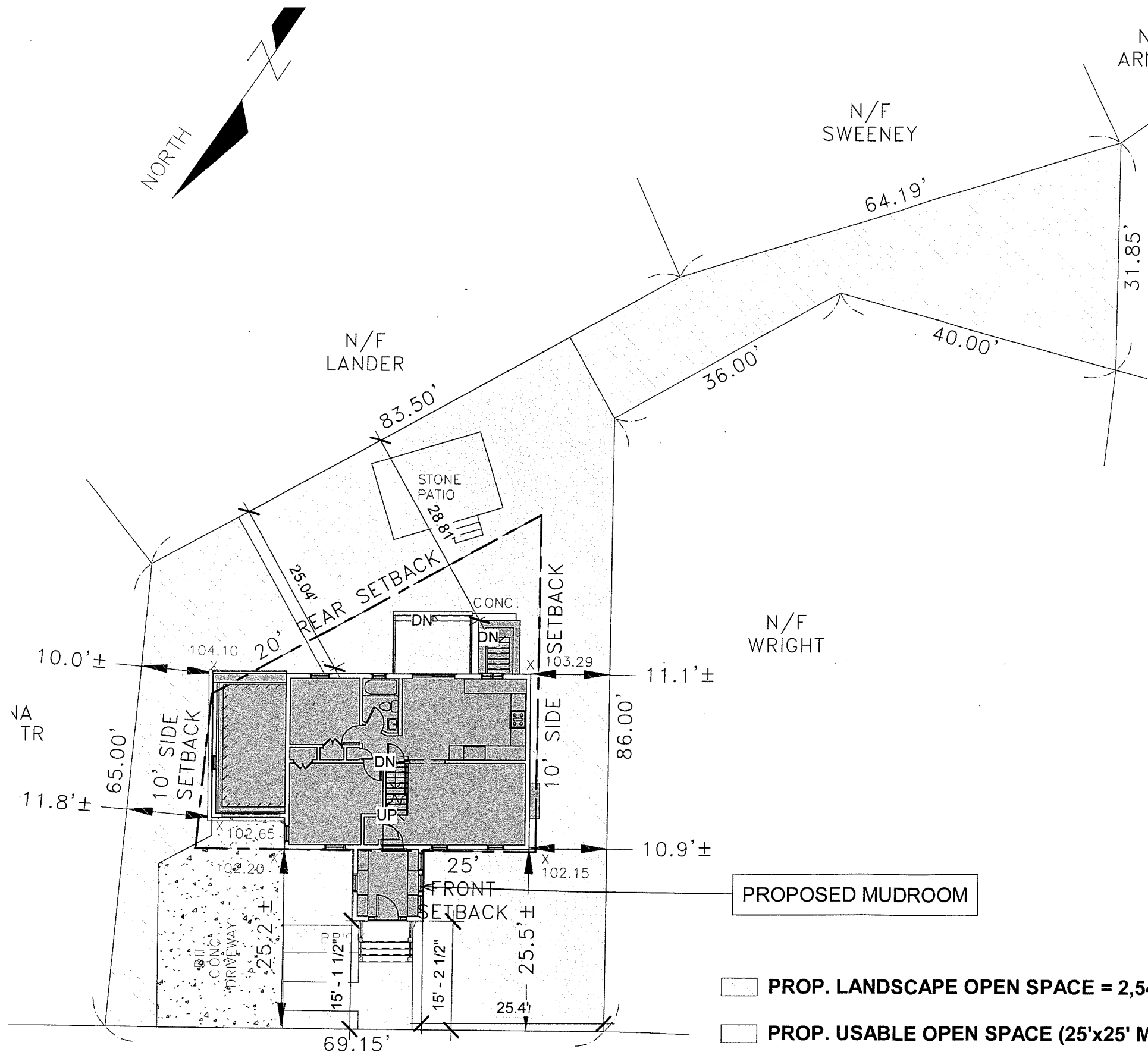
Scale



APPLETON STREET



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Extg. Open Space	
..Z1.4	
Date	10/18/2022
Scale	1/16" = 1'-0"



PROPOSED MUDROOM

PROPOSED LANDSCAPE OPEN SPACE = 2,546 S.F.

PROPOSED USABLE OPEN SPACE (25'x25' MIN) = 2,318 S.F.

PROPOSED LOT COVERAGE = 1,187 S.F.

1. Prop. Site Plan - Usable Open space
1/16" = 1'-0"

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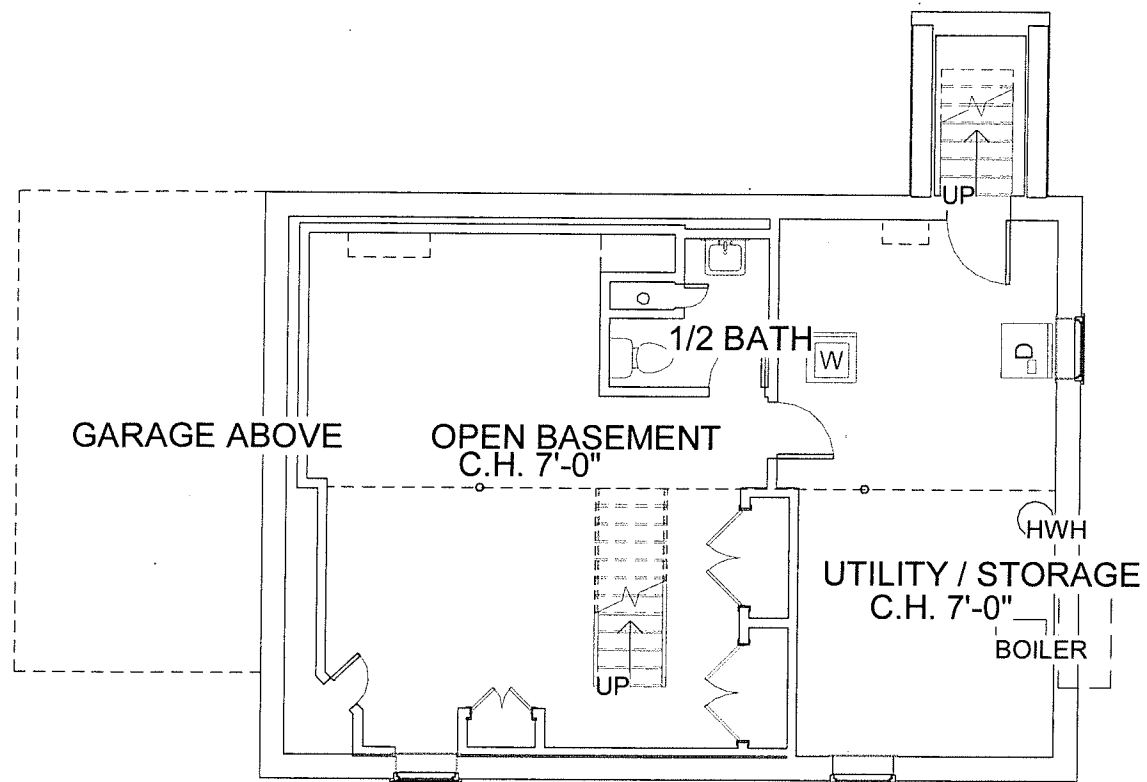
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**Prop.
Open
Space**

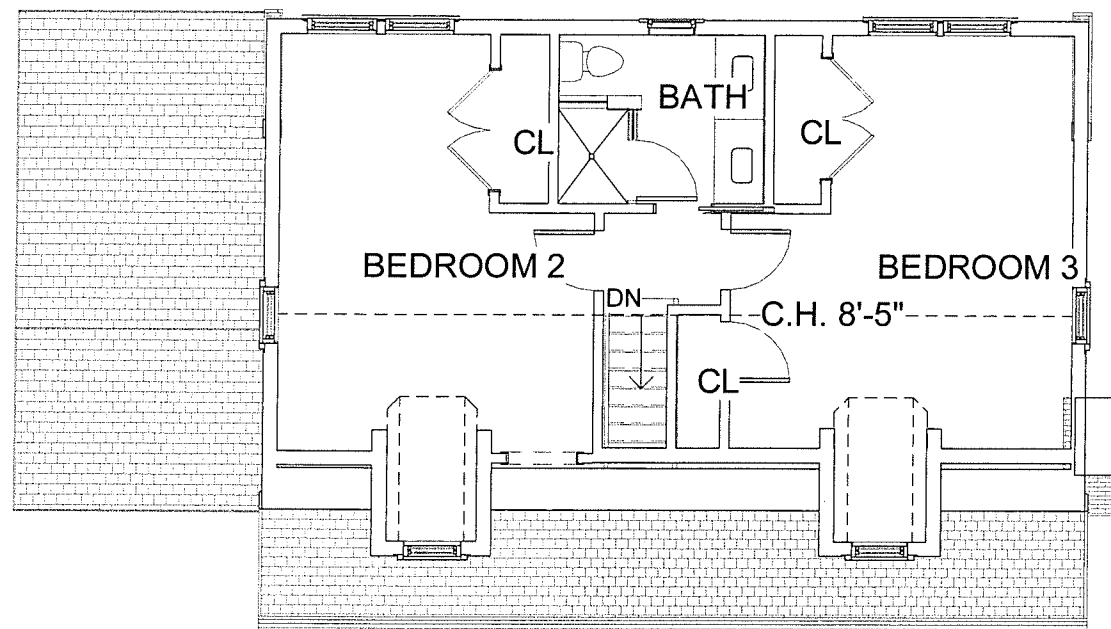
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Date
10/18/2022

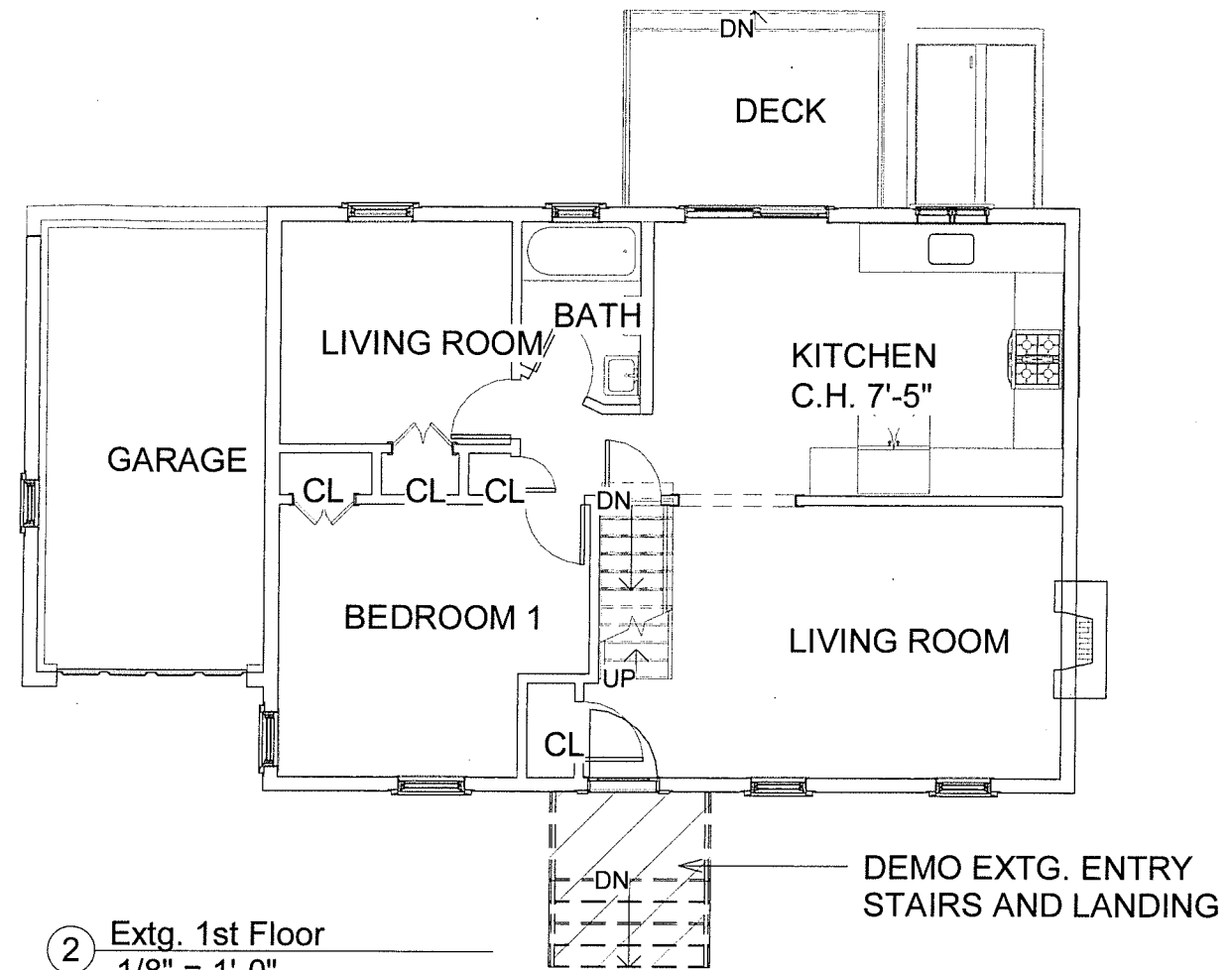
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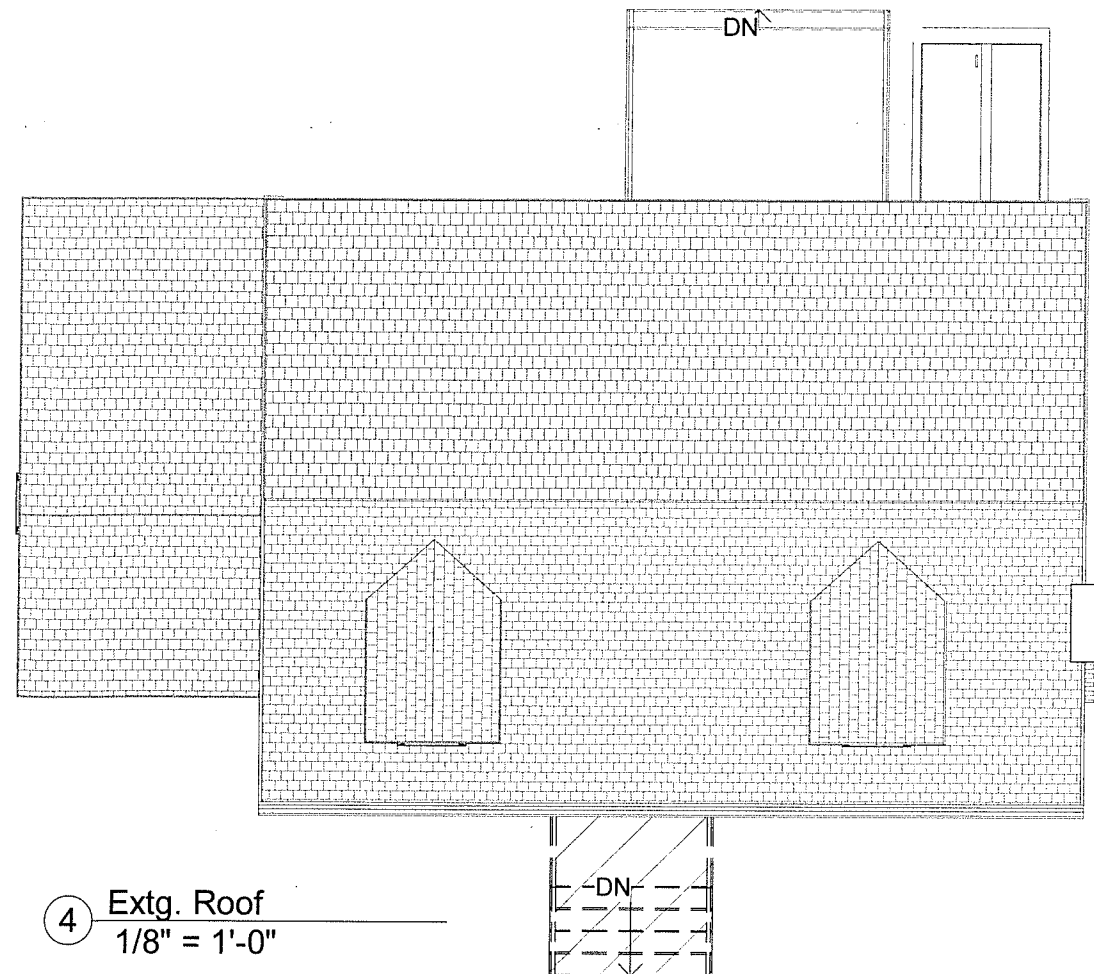
① Extg.0 Basement
1/8" = 1'-0"



③ Extg. 2nd Floor
1/8" = 1'-0"



② Extg. 1st Floor
1/8" = 1'-0"



④ Extg. Roof
1/8" = 1'-0"



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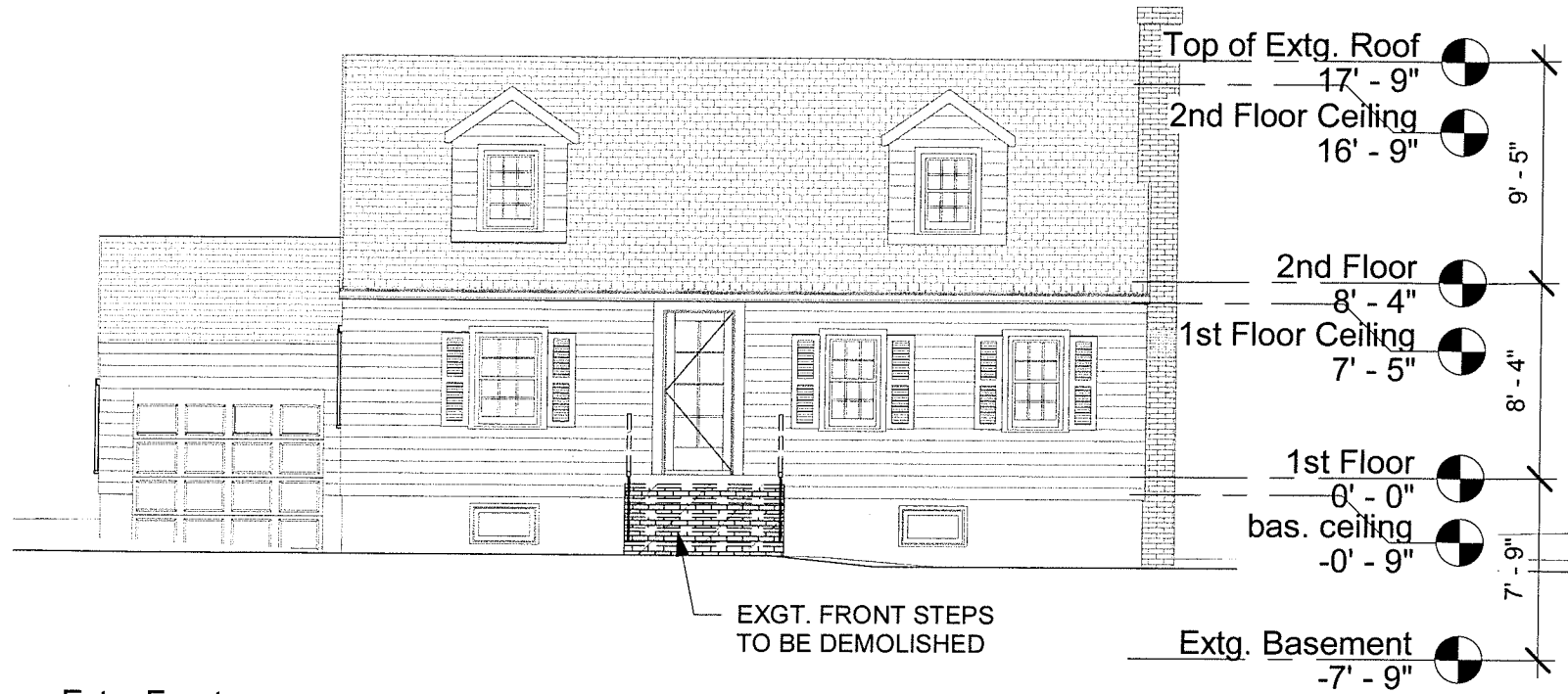
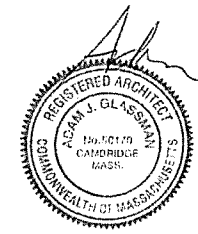
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Extg.
Demo
Plans

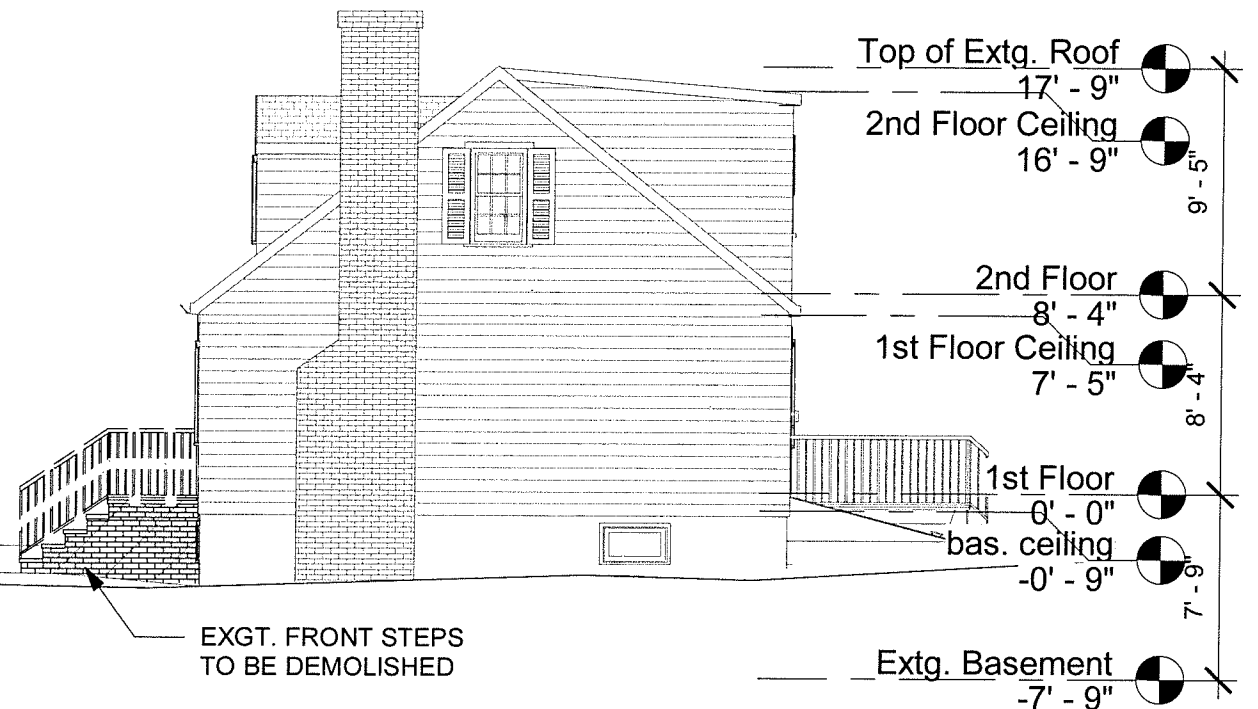
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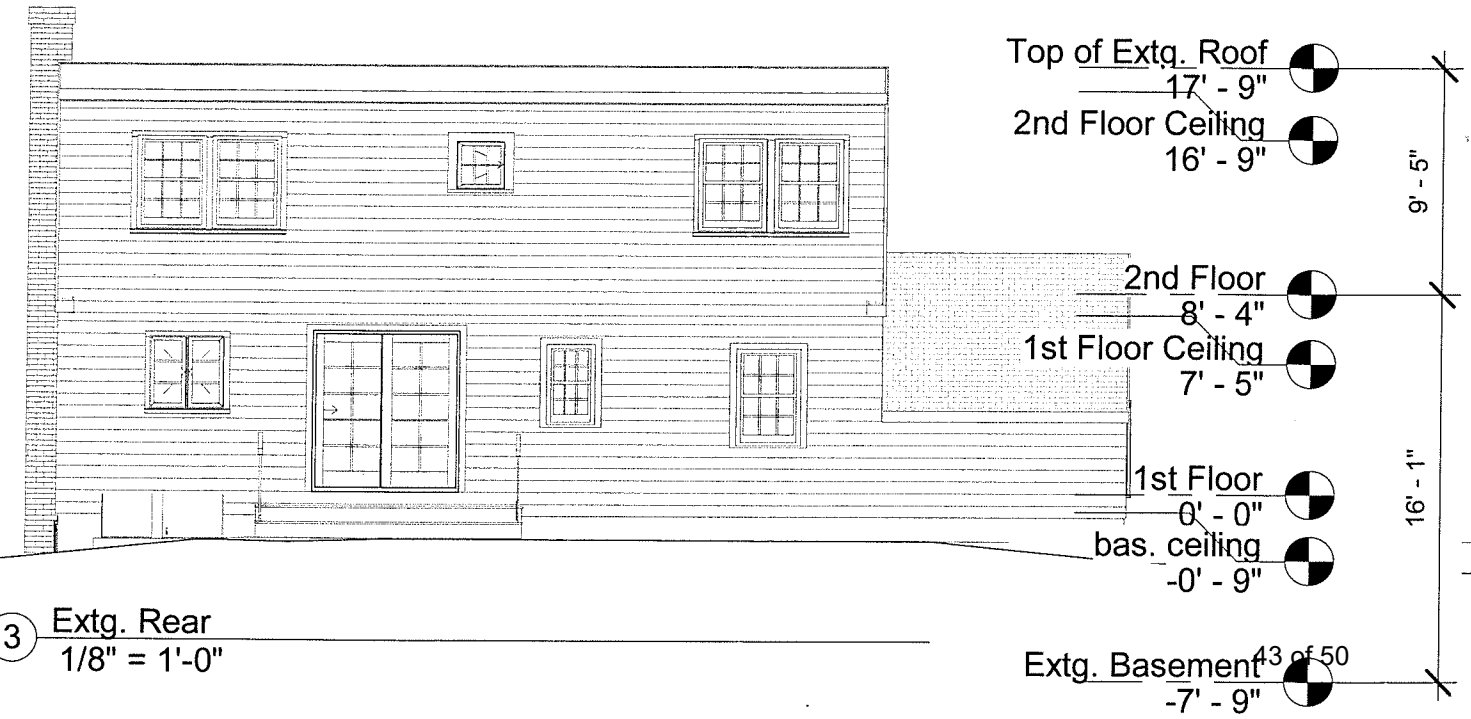
Scale
1/8" = 1'-0"



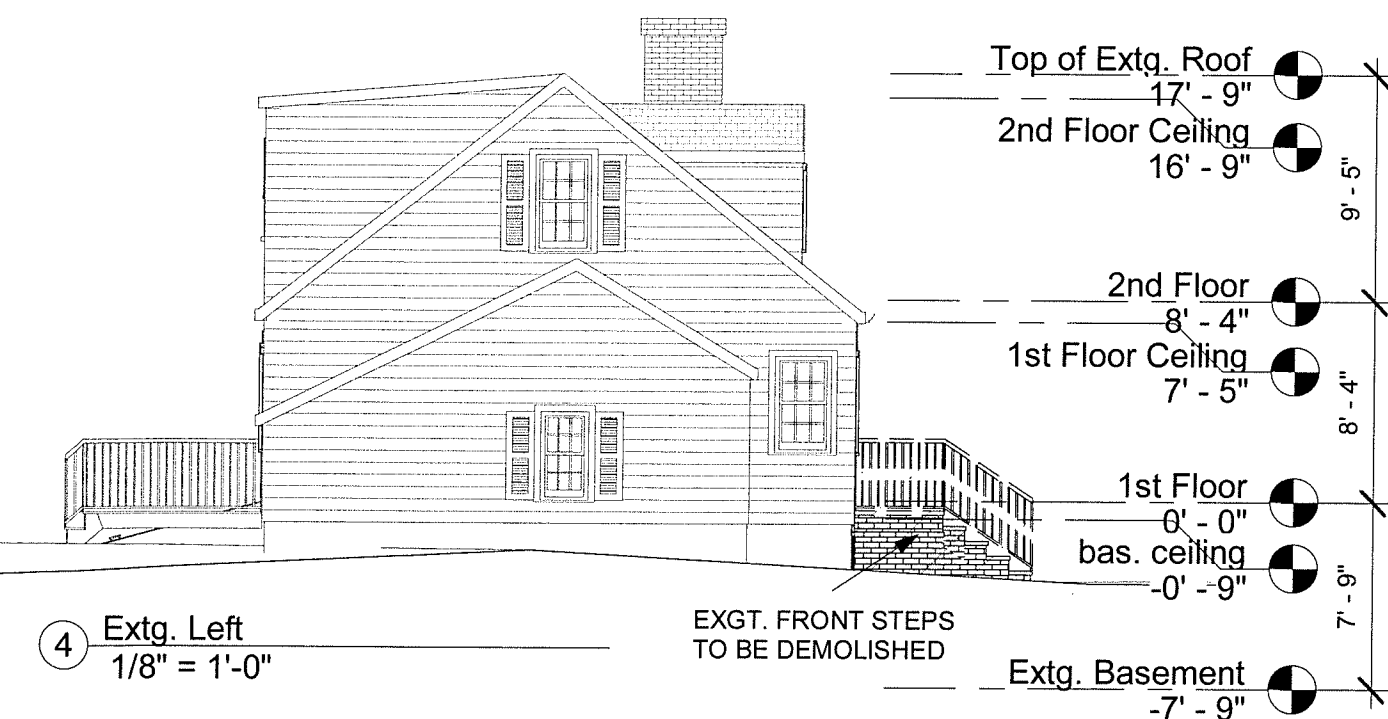
1 Extg. Front
1/8" = 1'-0"



2 Extg. Right
1/8" = 1'-0"



3 Extg. Rear
1/8" = 1'-0"



4 Extg. Left
1/8" = 1'-0"

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Extg.
Demo
Elev.

.D2.1

Date
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Scale
1/8" = 1'-0"

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2 Front View Extg.



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1 Front View Proposed



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3D
views
Compar.

A0

Date
10/18/2022

Scale



① Front/Left side view Extg.



② Front/Left side view Proposed^{45 of 50}



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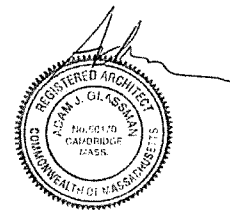
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3D
views
Compar.

A0.1

Date
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Scale



① Front Right View Extg.



② Front Right View Proposed

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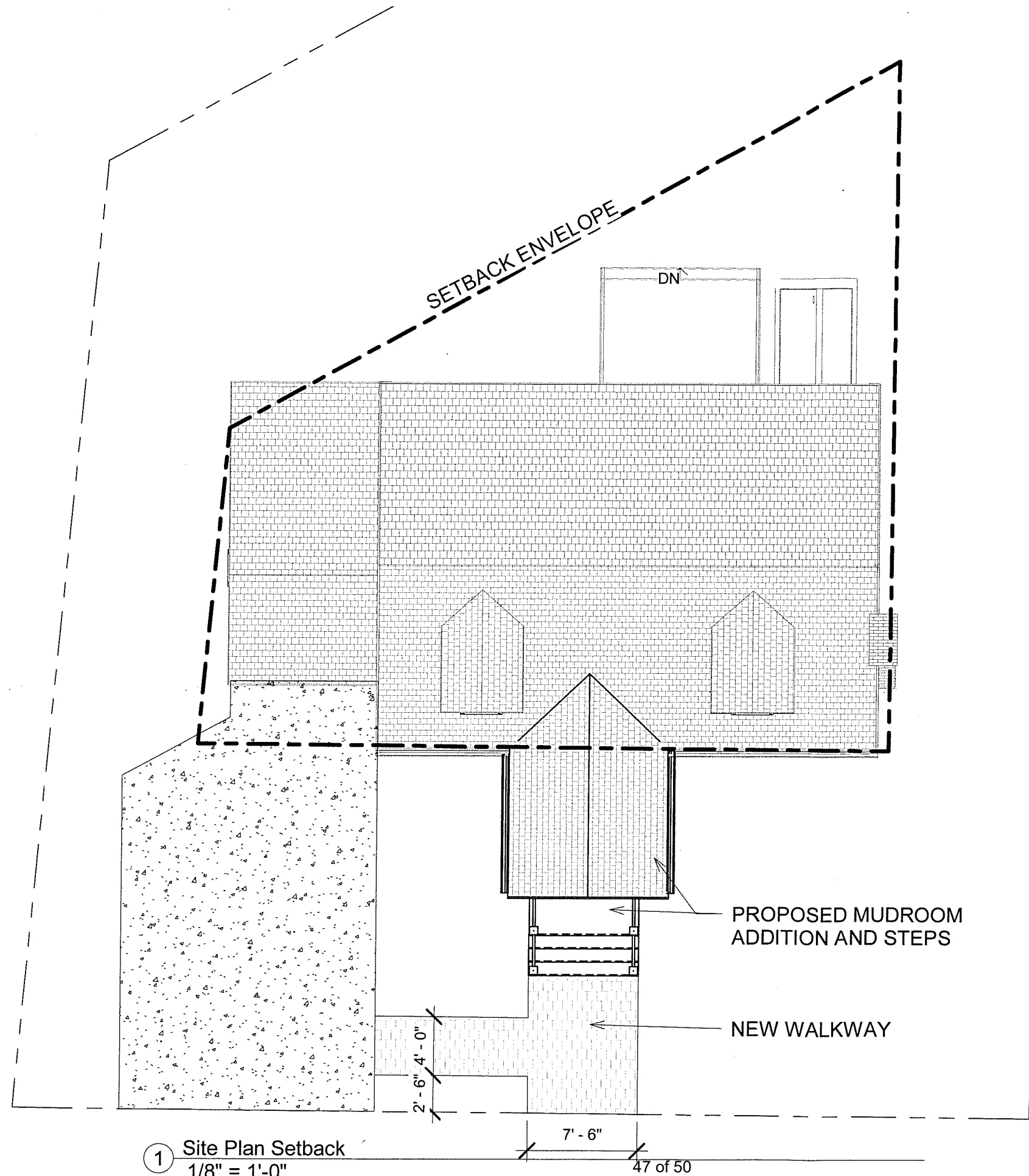
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3D
Views
Compar.

A0.2

Date
10/18/2022

Scale



1 Site Plan Setback
1/8" = 1'-0"

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Site Plan	
A0.5	
Date	10/18/2022
Scale	1/8" = 1'-0"



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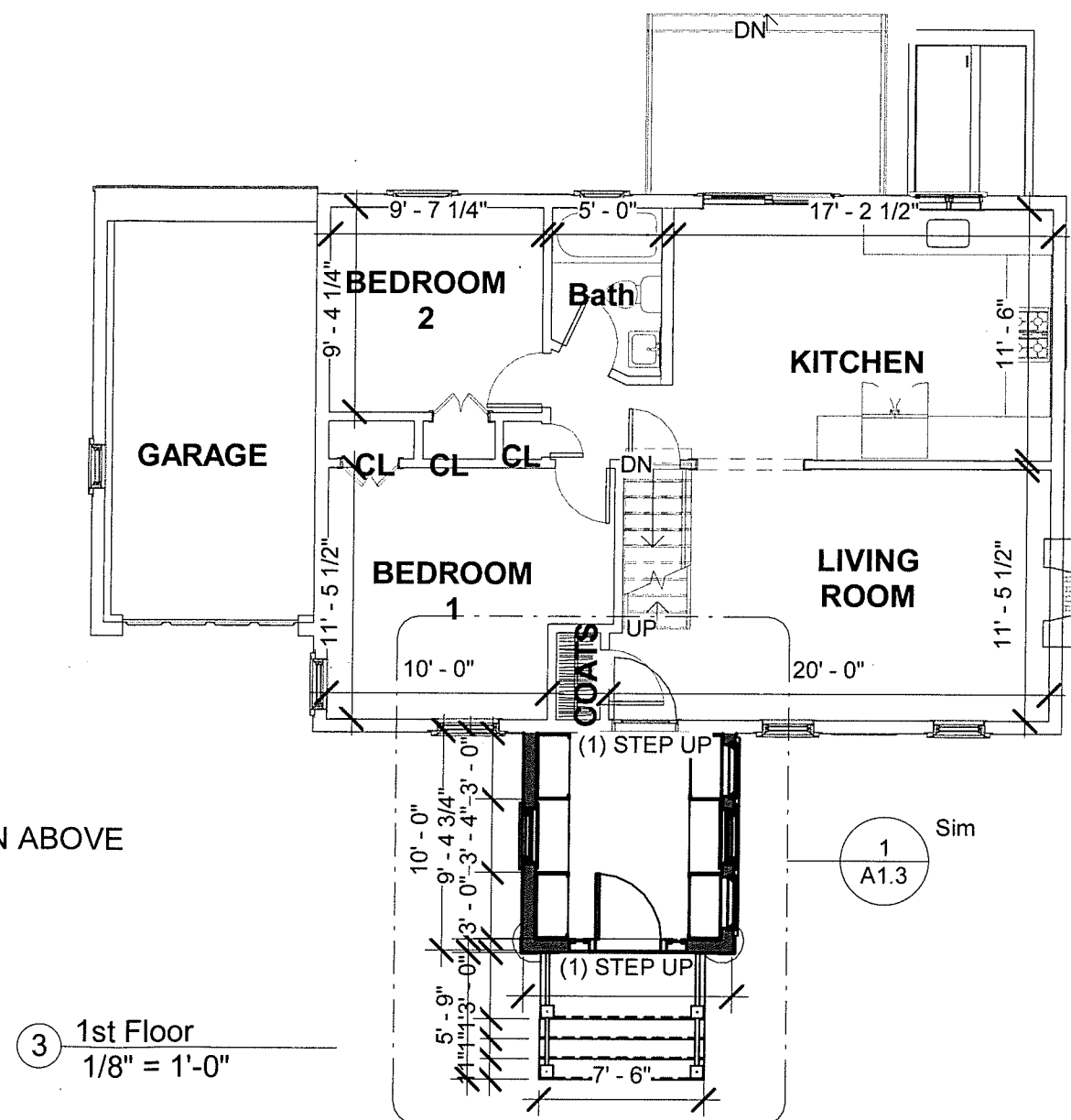
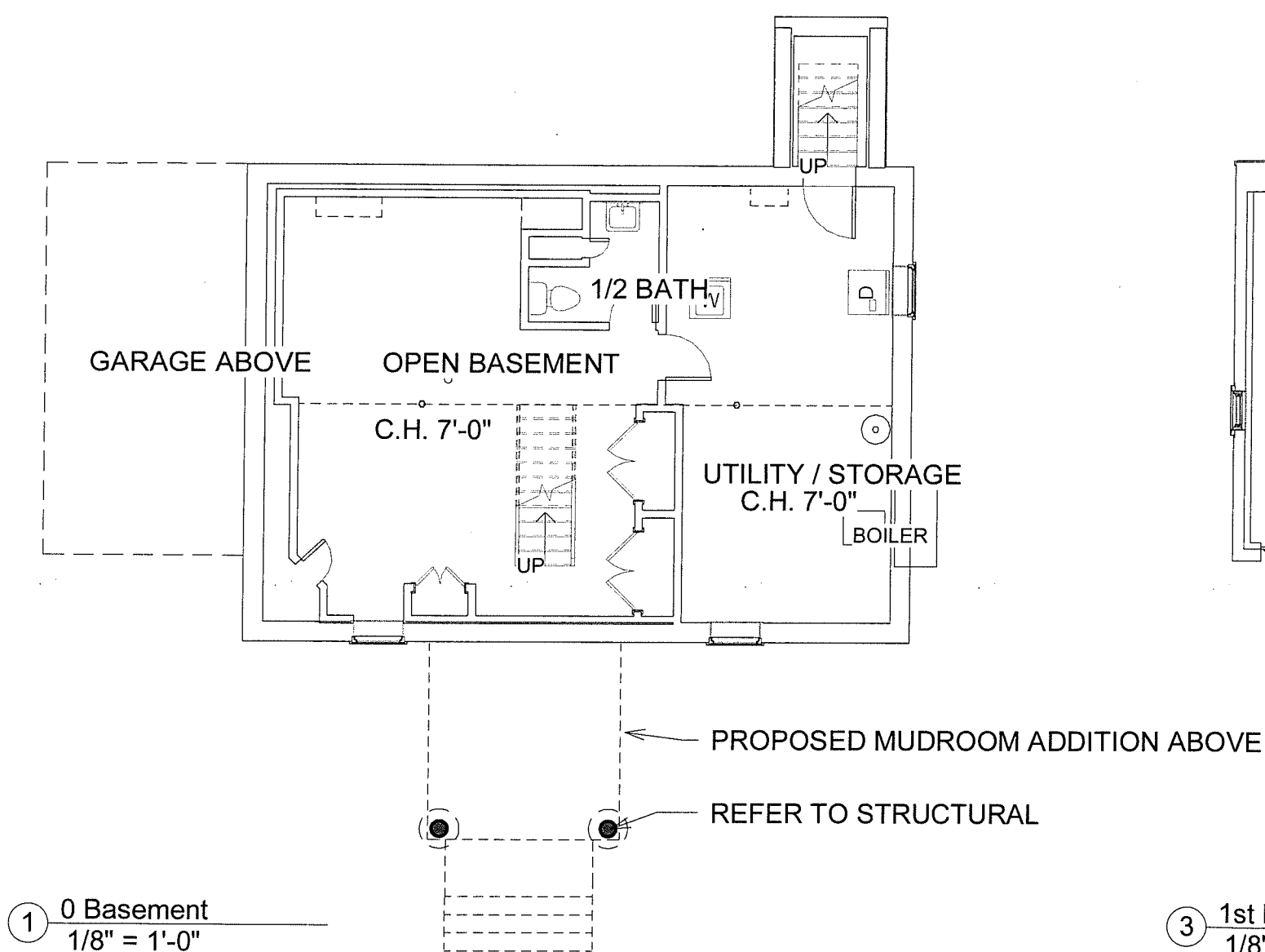
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Proposed
Plans

A1.1

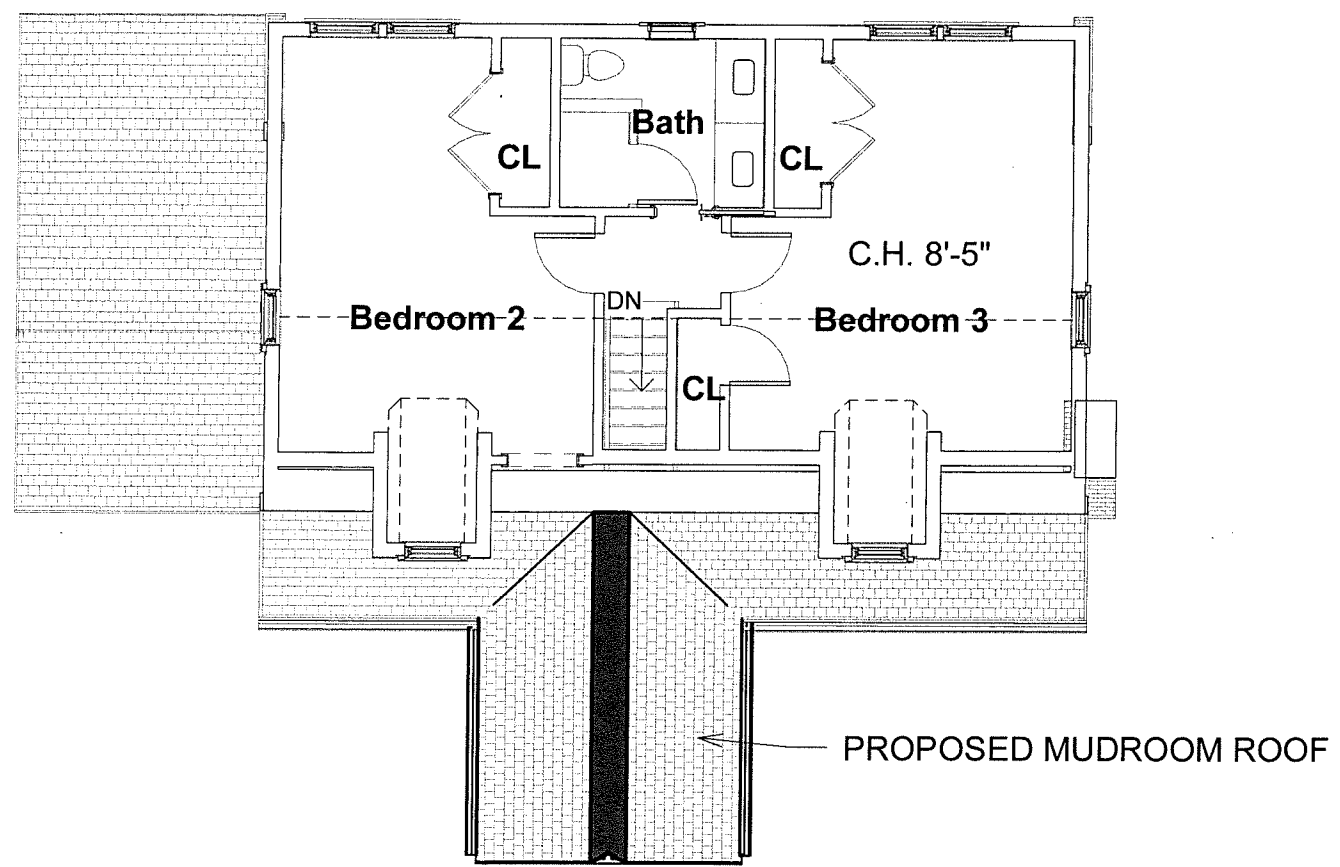
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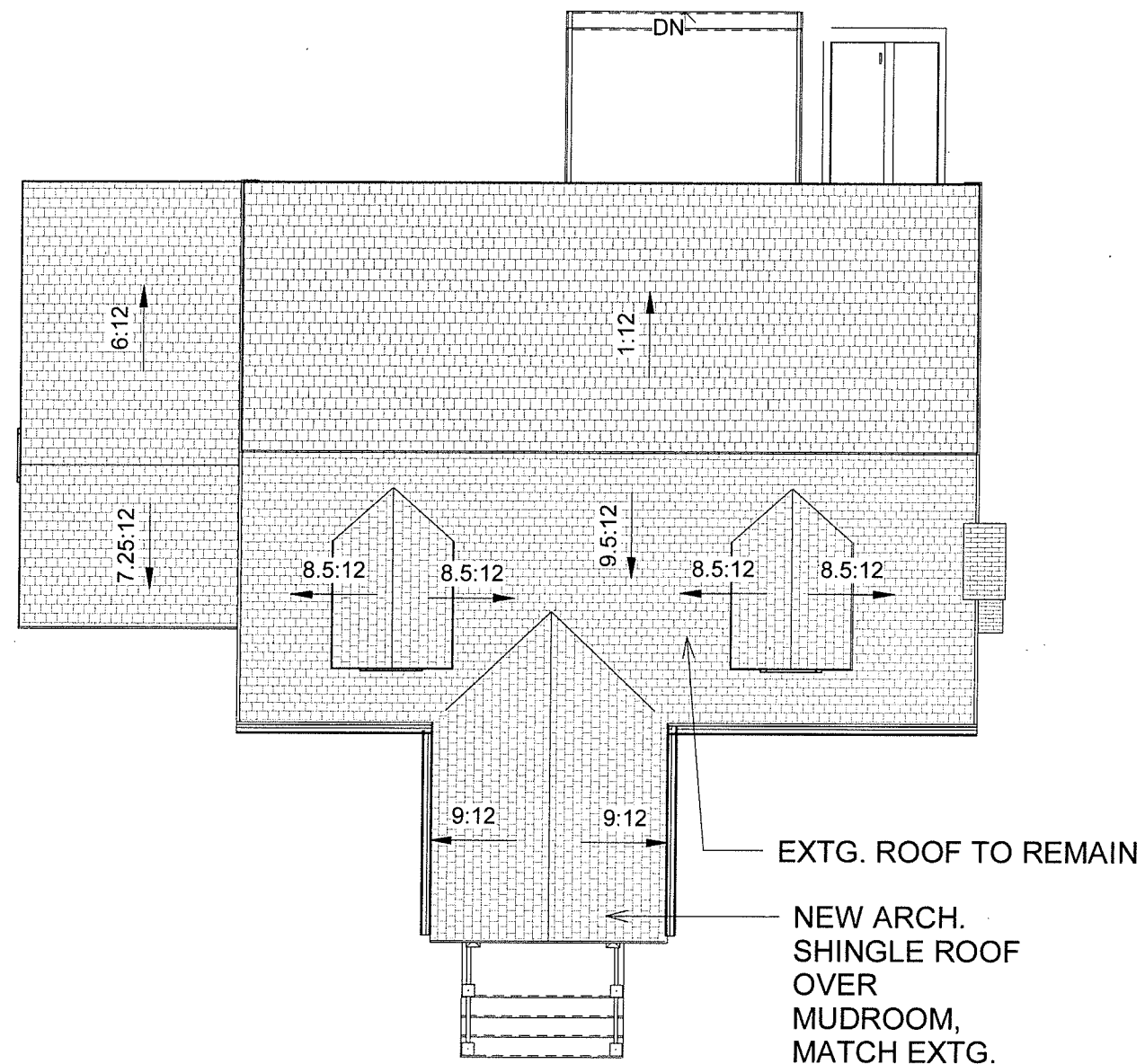


EXT. WALLS TO REMAIN

PROPOSED WALLS



1 2nd Floor
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

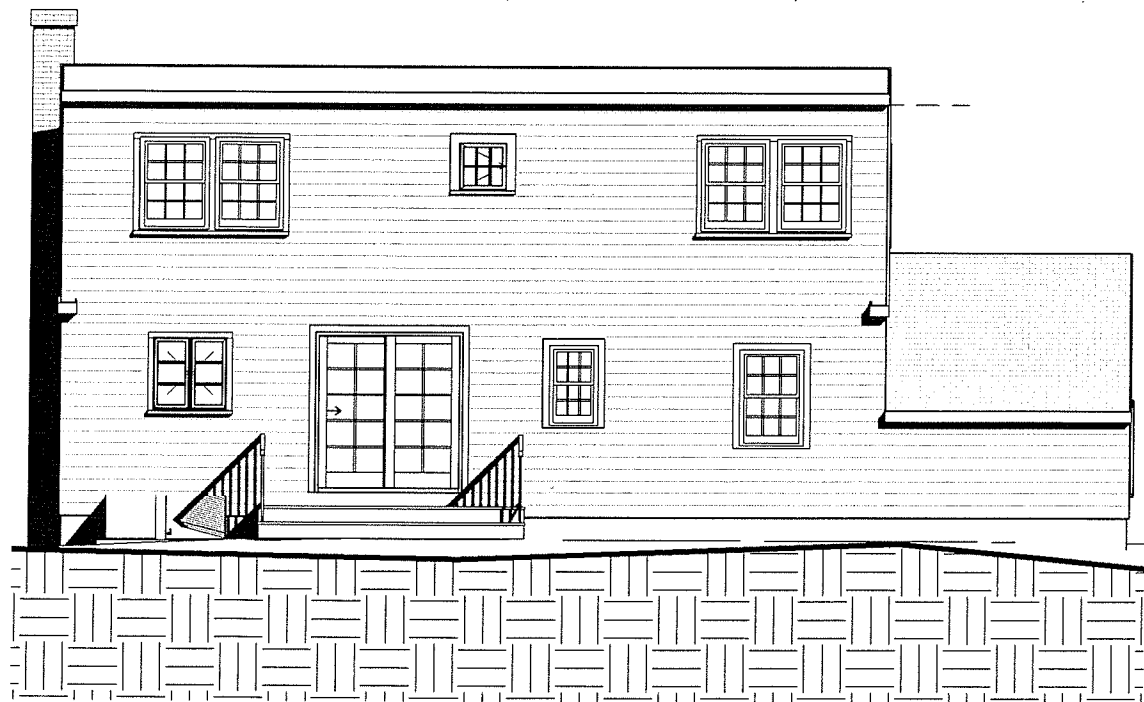
— EXT. WALLS TO REMAIN
— PROPOSED WALLS

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Proposed Plans	
A1.2	
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Scale	1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"

2 Right Elevation
1/8" = 1'-0"



3 Rear Elevation
1/8" = 1'-0"

4 Left Elevation
1/8" = 1'-0"

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Prop.
Elev.

A2.1

Date
10/18/2022

Scale
1/8" = 1'-0"